

GIORDANO, HALLERAN & CIESLA, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

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March 10, 2016

Client/Matter No. 13672/23

VIA HAND DELIVERY

Branchburg Township
Township Administrator, Mr. Gregory J. Bonin
1077 U.S. Highway 202 North
Branchburg, NJ 08876

**Re: Affordable Housing Development Proposal
American Properties at Branchburg, LLC
Block 17.13; Lot 12.01
Branchburg Township, Somerset County, New Jersey**

Dear Mr. Bonin:

This firm represents American Properties at Branchburg, LLC, who is the contract purchaser of the above referenced site in Branchburg Township, New Jersey. Please find enclosed the following documents and responses (in corresponding order) to the Request for Affordable Housing Development Proposals made by the Township of Branchburg.

1. Tax Map identification, zoning designation, current development and tax qualification of the property:
 - a. Please find enclosed one Tax Map highlighting the Property boundary line.
 - b. The zoning designation is the MDR zone (Medium Density Residential); enclosed is a zoning map showing the location of the Property.
 - c. Currently, the Property consists of a swim club, named Silver Saddle Swim Club. The site currently includes a two story block building, a wood framed office, an in ground pool, a volley ball court, a basketball court, a one-story house, a two-story house, and associated access and parking.
 - d. The taxes in the year 2015 were \$13,422.04, and the property has no qualifier. Enclosed are the tax records for 2015 from njtaxmaps.com.
2. Enclosed is a statement of ownership for the property proposed for development.

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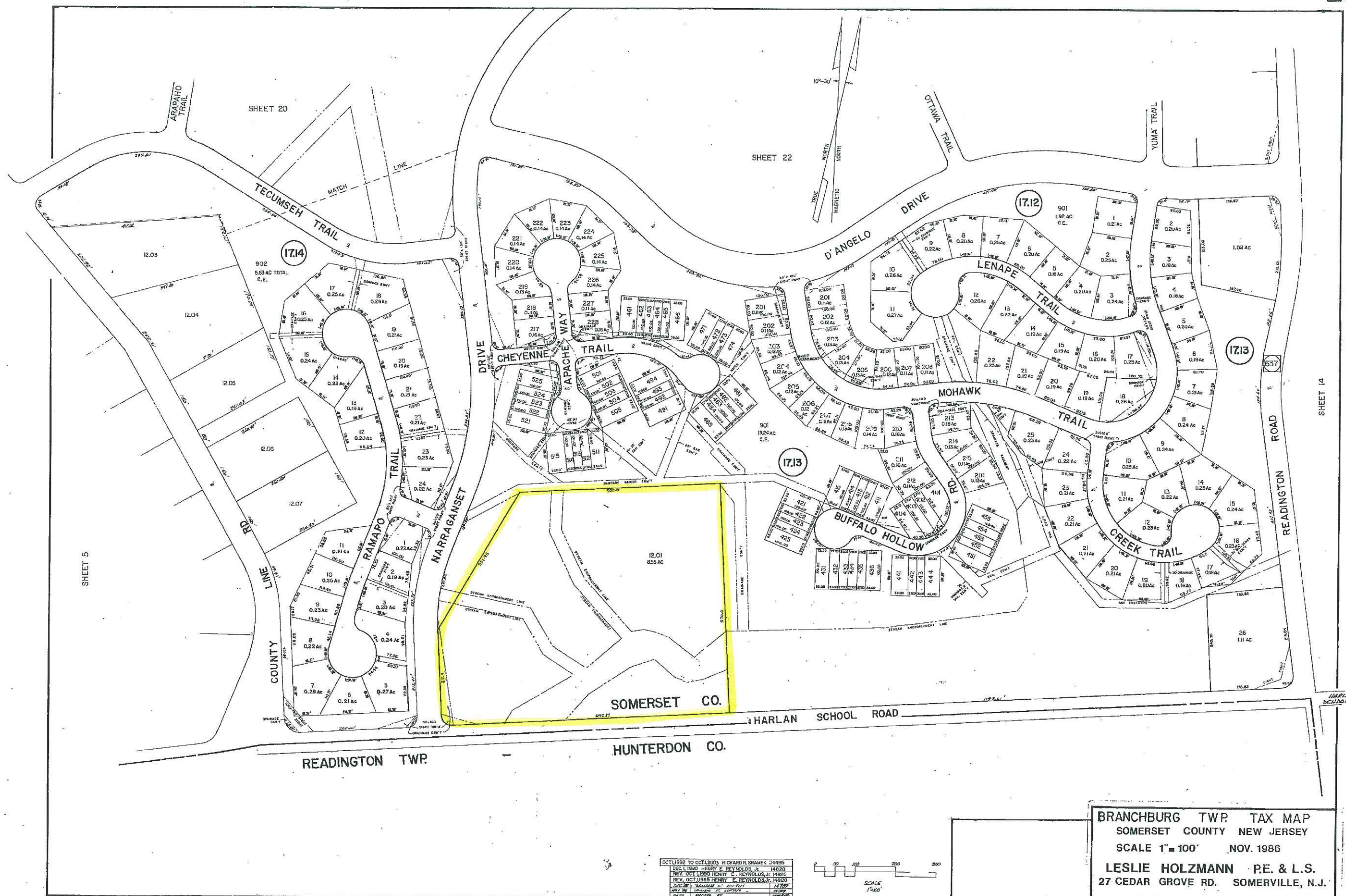
3. Enclosed is a proposed concept plan for the property which shows 55 total units, including forty four (44) 25' x 55' two story townhomes, eleven (11) affordable housing unit, a tot lot, and associated parking and uses. Please note that the 11 affordable housing units account for 20% of the overall units within the proposed development. Also included is an elevation showing a rendering sample of the proposed townhomes.
4. Enclosed is a statement regarding financial capability from American Properties, as well as a referral letter from a very reputable bank.
5. Enclosed is an explanation of why the developer believes that its proposal would be particularly beneficial.
6. Enclosed is a schedule of critical paths regarding timing.
7. Because American Properties at Branchburg, LLC has proposed to build 20% affordable housing on the Property, no in-kind or monetary contribution is expected by American Properties at Branchburg, LLC from Branchburg Township. This excludes any application fees, escrow fees, or development fees not associated with affordable housing, which are required by ordinance.
8. The proposed market rate units within the development are intended to be sold to prospective homeowners. The expected sales prices for the market rate townhomes are \$400,000+.

Please contact this office with any questions or concerns. Thank you.

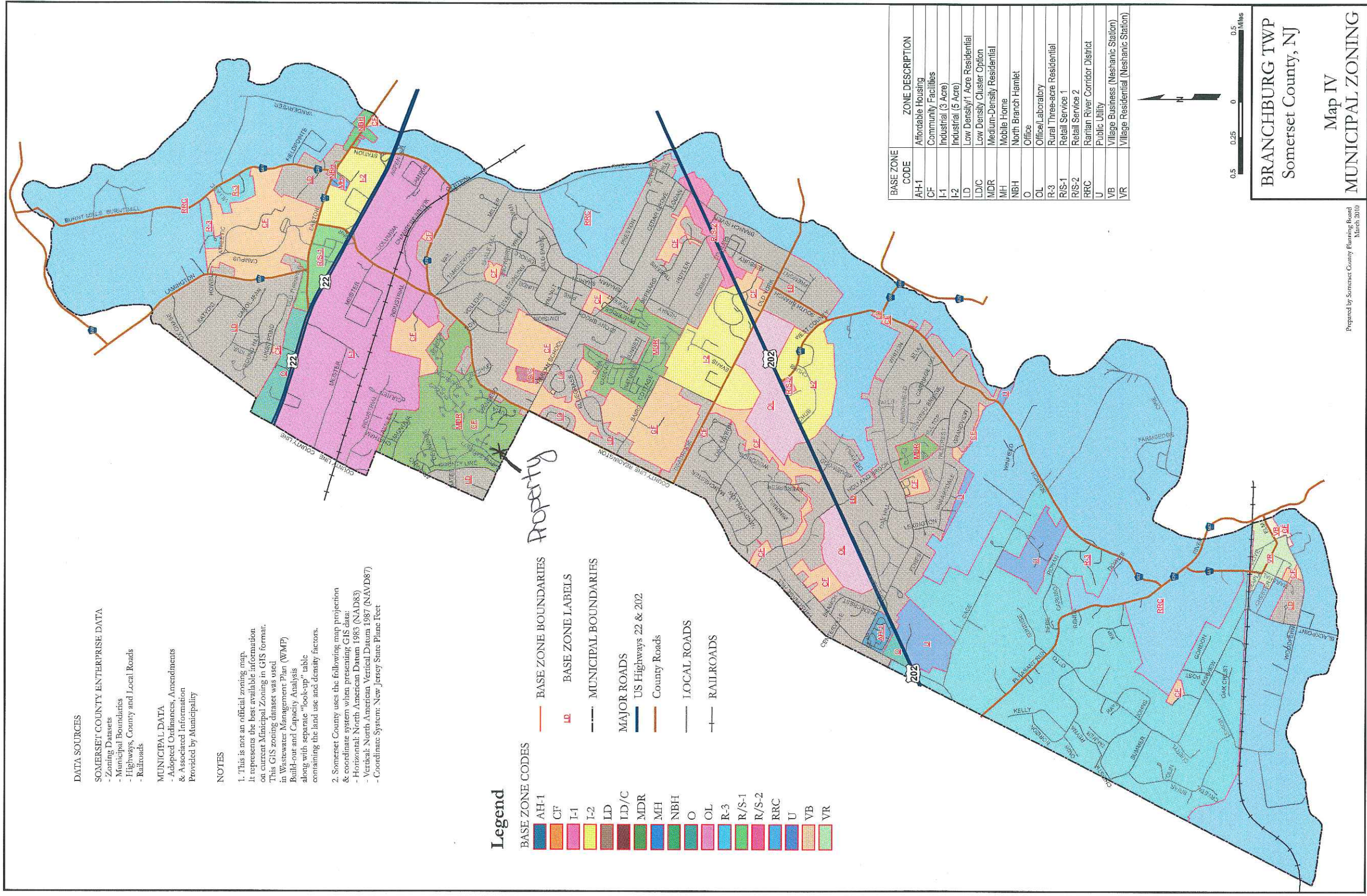
Respectfully submitted,


MATTHEW N. FIOROVANTI

Docs #2254099-v1



#1b.



Property Details

CRL INV GRP LLC C/O SOM HILLS INV

Owners Mailing Address

CRL INV GRP LLC C/O SOM HILLS INV

200,204,240 HARLAN SCHOOL

62 GROVE ST

SOMERVILLE NJ 08876

County: SOMERSET

Town: BRANCHBURG

Block: 17.13

Lot: 12.01

Qual:

2319+132 Map 23

Assmt Year: 2004

Property Type: Commercial

Land Value: \$563,500

Zoning: MDR

Improvement Value: \$50,500 (8.22%)

Building Description: SWIM CLUB

Total Assessment: \$614,000

Lot Size: 8.674

Year Built:

Property Tax: \$13,422.04

Land Sq Ft: 377,665

Build. Sq Ft:

Tax Year: 2015

Acres: 8.67

Num. Stories: 1

Exemption Status:

Sales Data

Deed Book: 2070

Page: 506

Deed Date: 06/28/1996

Recorded: 07/26/1996

Buyer: CRL INVESTMENT GROUP LLC

Seller: HARWITT, MARIE

Sale Price: \$362,500

Mortgage:

Lender:

1 Records Found

Tag	Block	Lot	Qual	Owner	Address	Town	Value	Sales Price	Deed Date	Acres
	17.13	12.01		CRL INV GRP LLC C/O	200,204,240 HARLAN	BRANCHBURG	\$614,000	\$362,500	06/28/1996	8.67

1

1 Records Found

#2: STATEMENT OF OWNERSHIP FOR THE PROPERTY

CRL Investment Group, LLC C/O Somerset Hills Investments, a New Jersey Limited Liability Company, having an address at 62 Grove St., Somerville, New Jersey 08876, is the sole owner of 8.67 acres, Block 17.13, Lot 12.01 in Branchburg, Somerset County, New Jersey. I, Kelly A. Limone, am the Managing Member of CRL Investment Group, and confirm that American Properties at Branchburg, LLC is the Contract Purchaser for the referenced property, and give them full permission to make this RFP submission to Branchburg Township. Also enclosed is a deed to the property.

CRL Investment Group, LLC
c/o Somerset Hills Investments


Kelly A. Limone, Managing Member
managing member



REF. AERIAL MAP - GOOGLE-2013

EXISTING CONDITIONS
03/10/2016

BRANCHBURG, N.J.

GRAPHIC SCALE



concept plan exhibit produced by:

creative solutions for the
public and private land
development communities

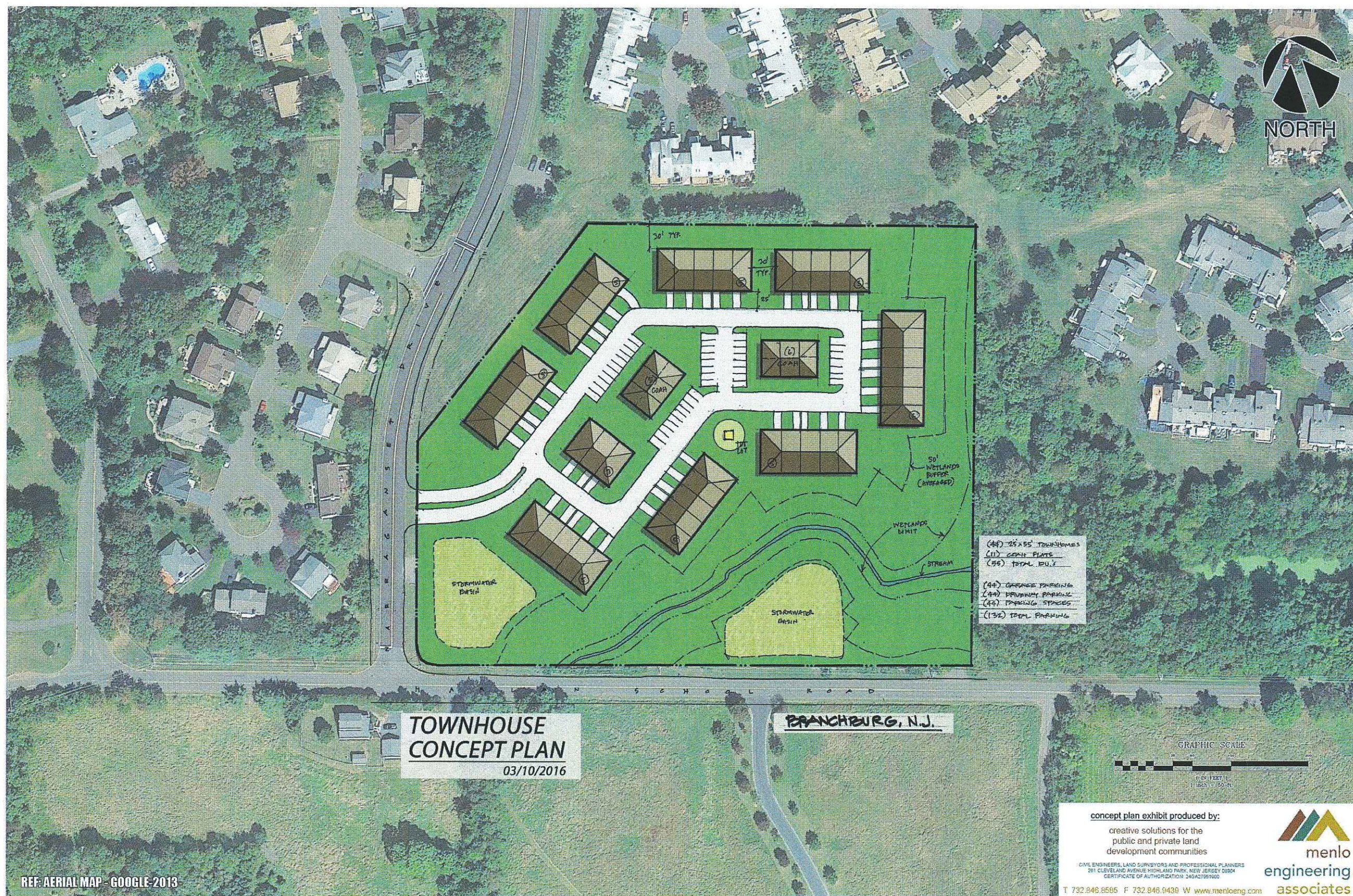
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
201 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
CERTIFICATE OF AUTHORIZATION: 246A27051600



menlo
engineering
associates

T 732.846.8585 F 732.846.9439 W www.menloeng.com

3.



4: FINANCIAL RESOURCES, American Properties at Branchburg, LLC

American Properties banking, business and community relationships have been stellar for over 40 years. American Properties has long term banking relationships with Valley National Bank, Columbia Bank, Investors Bank, Amboy Bank, Provident Bank, General Electric, Lakeland Bank, First Investors, General Motors Acceptance Corporation and others including private investment firms and wealthy individuals. Financing commitments within the past 36 months have amounted to over \$70,000,000. American Properties anticipates funding the project with debt and equity through its long term relationship lenders as well as private equity from American Properties principals and affiliated investors.

Sincerely yours,

American Properties at Branchburg, LLC

A handwritten signature in blue ink, appearing to read 'Randy Csik', with a stylized, overlapping loop structure.

Randy Csik



investors Bank

Commercial Lending Department
101 JFK Parkway, Short Hills, N.J. 07078
(T) - 973.924-5247 (F) - 973.379-3014

March 8, 2016

Branchburg Township
Township Administrator, Mr. Gregory Bonin

RE: American Properties

From: Alex Chiarella

Dear Mr. Bonin:

It is my understanding that American Properties is seeking to purchase and develop real property in Branchburg Township.

I have been involved in approving over \$50 million in loans for American Properties and its associated companies for various real estate purposes including acquisition, site development, construction, and permanent holdings. Investors Bank has had a working relationship with American Properties for over ten years and all ventures thus far have been successful for both parties. The company and President, Randy Csik, have a stellar reputation throughout New Jersey, and would have my recommendation to provide a residential product that any township in NJ would be proud of.

Investors Bank is a full-service \$21 billion commercial bank with 140 branches and offices throughout New Jersey and New York.

If you have any questions, or would like further details on American Properties' history with Investors Bank, please call me at 973.924-5247.

Sincerely,

Alex F. Chiarella
Vice President

5: PROPOSAL, American Properties at Branchburg, LLC

The purpose of this RFP response is to include the Property in Branchburg's Housing Element and Fair Share Plan ("HEFSP"), which, as you know, must be submitted to and approved by the Court.

American Properties at Branchburg, LLC is an affiliate of American Properties, headquartered in Woodbridge, New Jersey. American Properties, an award winning developer, has been a leading development, investment and management company in New Jersey, having constructed over 10,000 homes, townhomes, apartments and condominiums. Recent projects include 120 single family homes and 30 affordable flats in Piscataway, NJ; 38 townhomes and 9 affordable flats in West Caldwell, NJ; 250 residential units and 45,000 sq. ft. of retail in Chesterfield Township, NJ; 282 market rate apartments and 30 affordable apartments in Ewing Township, NJ; and 53 townhomes in Woodbridge Township, NJ. American Properties also has approximately 1,000 residential units currently going through the entitlement process throughout New Jersey. American Properties is excited about this opportunity in Branchburg and looks forward to working with the Township in this regard.

The Subject Property is an 8.67 acre square shaped tract located on Harlan School Road within the MDR (Medium Density Residential) zone. As illustrated on the tax map, the Property has approximately 692 feet of frontage along Harlan School Road and 212 feet of frontage on Narragansett Drive, showing sufficient vehicular access. Currently, the site consists of a pool, buildings, and a large parking area. The site consists of minimal wetlands (which have been taken into account with our concept plan) and there are no flood hazard areas located on the subject property or within its immediate vicinity. The Property is within the proposed Somerset County Wastewater Management Plan, and has adjacent sanitary sewer lines and potable water lines available. The subject site is located in the Planning Area 2 (PA-2) – Suburban, and has been designated as a Smart Growth area in the State Development and Redevelopment Plan.

The surrounding area is developed with a mix of uses. A townhome development is located adjacent to the north and lies within the MDR zone. Another townhome development is located adjacent to the east and lies within the MDR zone. To the west, across Narragansett Drive, lie quarter acre single family home lots within the MDR zone. To the south, across Harlan School Road, lies a single family home and a farm which is in Whitehouse Station.

Being in the MDR zone, which allows a minimum of 43,560 square foot single family home lots, the site would yield approximately 5 single family homes and does not provide for a realistic opportunity for the production of affordable housing and is not compatible with the existing uses in the neighborhood as described above. In the 2014 Reexamination Report, which was adopted by the Planning Board on October 28, 2014, page 22 specifically states "The MDR zone is fully developed and the current ordinance is not aligned with the existing conditions." As the Master Plan states, the underlying zone does not reflect the existing conditions.

Please be advised that American Properties is ready, willing and able to develop the Subject Property as a multifamily/townhome inclusionary development which would include a set aside of affordable housing. The Subject Property is well suited to satisfy a portion of the Township's affordable housing obligation. In accordance with COAH's Second Round Rules (N.J.A.C. 5:93-1.1 et seq.), a suitable site for inclusionary affordable housing must be "available," "approvable," "developable," and "suitable," and we believe this Property meets all four of these standards by definition per N.J.A.C 5:93-1.3 based on the above criteria.

Based on the foregoing, we believe that, given Branchburg's prospective need requirement, and the suitability of this particular site for a multifamily/townhouse inclusionary housing development as described above, the Property should be included in Branchburg's HEFSP. Accordingly, we request a meeting with appropriate Branchburg officials for consideration of the same.

Thank you.

6: Timing of the Proposed Development

American Properties will diligently process all applications and permits in order to obtain the necessary entitlements for the proposed development. American Properties has orchestrated and managed conceptual designs, engineering, architectural and other disciplines necessary for real estate development with great success over the last 45 years.

The proposed project generally will commence upon all necessary governmental and quasi governmental agencies approvals in order to obtain a building permit. After all approvals are in place construction shall immediately commence on demolition (minor), site improvements, and infrastructure. Buildings will commence construction approximately 4 months after the start of site work with the first occupancy approximately 6 months after the start of the first home. Townhome construction based on a sales pace of approximately 3 to 3.5 per month would generate a delivery of about 35-45 units per year.



- (44) 25' x 55' TOWNHOMES
- (11) COAH PLATS
- (55) TOTAL D.U.'s
- (44) GARAGE PARKING
- (44) DRIVEWAY PARKING
- (44) PARKING SPACES
- (132) TOTAL PARKING

**TOWNHOUSE
CONCEPT PLAN**
03/10/2016

BRANCHBURG, N.J.

