

# TJC Homes, LLC



603 First Avenue  
Raritan, NJ 08869

908-707-0042  
908-707-1335 (fax)  
scott@tjchomes.com (email)  
www.tjchomes.com

March 14, 2016

VIA Hand Delivery

Mr. Gregory J. Bonin, Administrator  
Township of Branchburg  
1077 US Highway 202 North  
Branchburg, NJ 08876-3936

RE: Response to Affordable Housing RFP  
Block 3 Lot 19, with street address of 18 Lamington Road

Dear Mr. Bonin;

TJC Homes, LLC is pleased to submit this response to the Township of Branchburg's Request for Affordable Housing Development Proposal for the above referenced property owned by our organization. We proudly submit two (2) copies of the requested information along with one CD for your review and consideration.

As a family owned company who is local to the area, we have a strong resume of development experience that you should expect from an honest developer. Our in depth knowledge of the real estate market, predevelopment planning, marketing, development planning, and implementation experience makes TJC Homes ideally suited for this special assignment. We provide the shortest distance between two points in the planning process – a line starting from how the property exists today then straight to providing on-site affordable housing.

Our submission responds directly to your RFP. We have organized the information to cover each of the required areas of competence. We link our experience with specific issues and needs by highlighting our experience and relevant projects. TJC Homes is excited about this fantastic opportunity as we are pleased to submit this proposal to you.

Thanking you in advance, I am,  
Sincerely yours,

Scott Slagle  
TJC Homes, LLC

cc: Timothy E. Jones





BUILDING DREAMS, ONE HOME AT A TIME.







# Township of Branchburg

1077 US HIGHWAY 202 NORTH, BRANCHBURG, NJ 08876-3936

Telephone: (908) 526-1300 x101 Fax: (908) 526-2452

[www.branchburg.nj.us](http://www.branchburg.nj.us)

OFFICE OF THE ADMINISTRATOR

## REQUEST FOR AFFORDABLE HOUSING DEVELOPMENT PROPOSALS

The Township of Branchburg is seeking proposals from property owners and developers, profit or non-profit, for the provision of affordable housing in the Township.

The Township of Branchburg is engaged in the declaratory judgment process permitted by the New Jersey Supreme Court in its March 10, 2015 affordable housing decision. That process is expected to result in specific affordable housing numbers for Branchburg and a plan for the provision for that affordable housing. Until a final resolution of the affordable housing obligation, the Township cannot adopt a final plan. However, Branchburg is seeking to identify elements that may contribute to a plan.

Branchburg will accept proposals from property owners and developers for their development of affordable housing on properties that are owned or controlled by them.

Two copies of each Proposal, one paper copy and one .pdf copy on a CD/DVD or flash drive, shall be submitted and shall include all maps and proposed development sites.

Proposals shall be submitted in a sealed envelope. The outside of the sealed envelope must clearly state "Affordable Housing Development Proposal" and be addressed to the Administrator and shall also bear the name and address of the person/company submitting the proposal.

Sealed Proposals will be received by the Administrator of the Township of Branchburg on March 14, 2016 at 10:30 A.M. local prevailing time in the Meeting Room at the Municipal Building, 1077 U.S. Highway 202 North, Branchburg, NJ 08876, at which time and place the Proposals will be opened.

Proposals will be considered and ranked according to desirability and benefit by the Township. The ranking shall be subjective, with the intention of prioritizing proposals for inclusion in an affordable housing plan to be developed for Branchburg.

Branchburg will not accept changes or amendments to proposals after they are publicly opened, but Branchburg reserves the right to negotiate with property owners or developers to ascertain the details of proposals and to modify proposal for the greater benefit of Branchburg.

All proposals shall include:

1. The tax map identification, zoning designation, current development and tax qualification of property included within the proposal;
2. A statement of ownership for the property proposed for development or of legal control of the property, including any contingencies and expiration dates;
3. The nature, type and extent of all development proposed including, but not limited to, affordable housing;
4. An explanation of owner's or developer's financial resources sufficient to demonstrate that the proposal can reasonably be developed;
5. An explanation of why the owner or developer believes that its proposal would be particularly beneficial;
6. The timing of the proposed development;
7. Any in-kind or monetary contribution required from Branchburg;

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

The non-affordable components of a proposal need not be residential. Branchburg is seeking creative proposals that will maximize the provision of affordable housing and minimize the negative impacts on Branchburg.

Branchburg intends to meet with those owners or developers that it determines, in its sole discretion, may contribute most beneficially to a Township affordable housing plan. Owners and developers are encouraged to provide their very best proposals, as lower ranked proposals will be considered last and may not be reached at all. Branchburg does not expect the majority of proposals to be included in its plan. Lower ranked proposals may receive no consideration.

Gregory J. Bonin  
Administrator



**TOWNSHIP OF BRANCHBURG**  
1077 US HIGHWAY 202 NORTH  
BRANCHBURG NJ 08876-3936

[WWW.BRANCHBURG.NJ.US](http://WWW.BRANCHBURG.NJ.US)



RE: 18 LAMINGTON ROAD

SCOTT SLAGLE  
TJC HOME LLC  
603 FIRST AVENUE  
RARITAN NJ 8869

0666931347 0005



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## Numbered in Accordance with the Request for Affordable Housing Development Proposal

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"Explanation of owner's financial resources sufficient to demonstrate the proposal can be reasonably developed"

### Section 5

"Explanation of why the owner believes that its proposal would be particularly beneficial"

### Section 6

"Timing of proposed development"

### Section 7

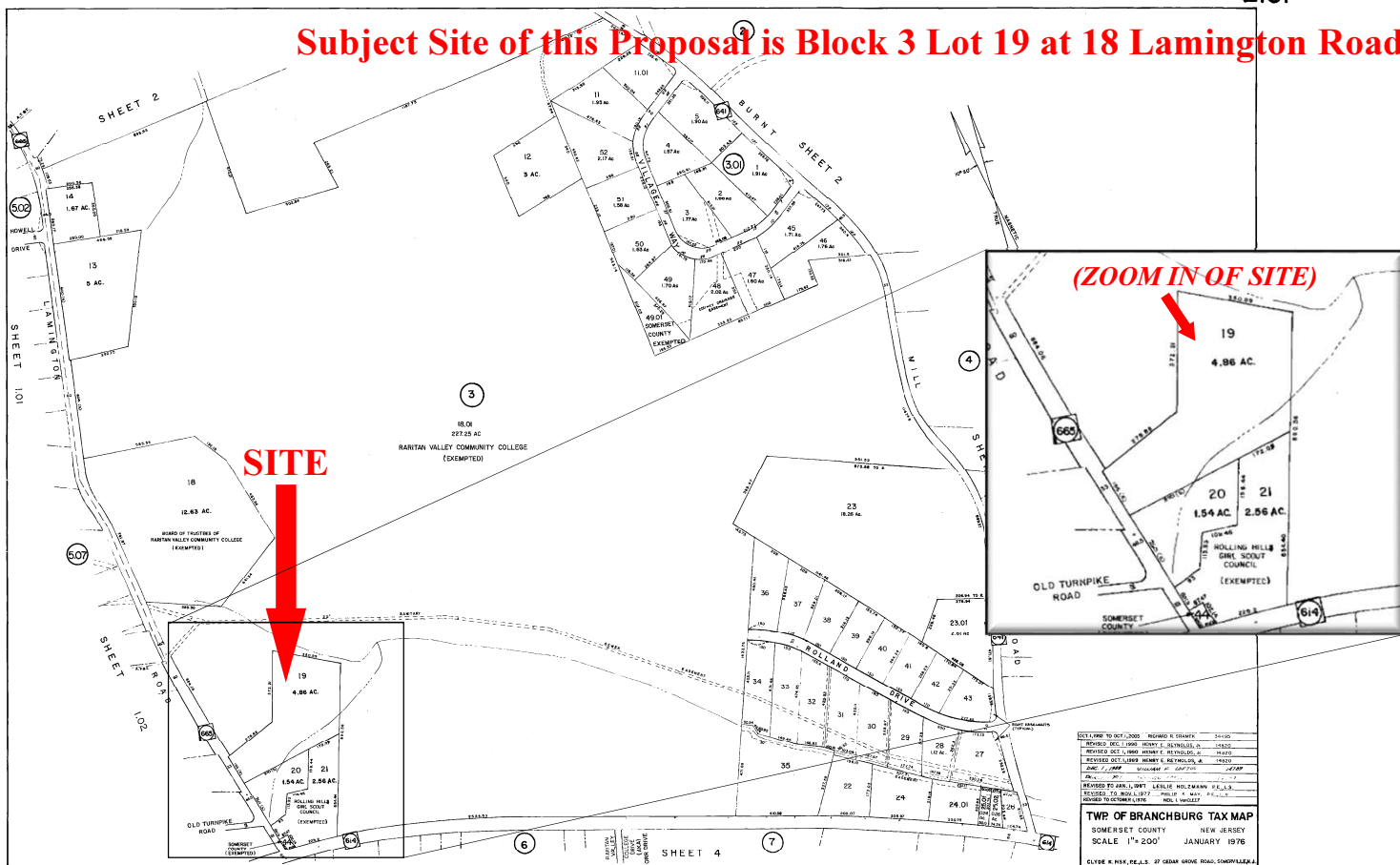
"Any in-kind or monetary contribution required from Branchburg"

### Section 8

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

**Section 1: “Tax map identification and tax qualification”**

**Subject Site of this Proposal is Block 3 Lot 19 at 18 Lamington Road**



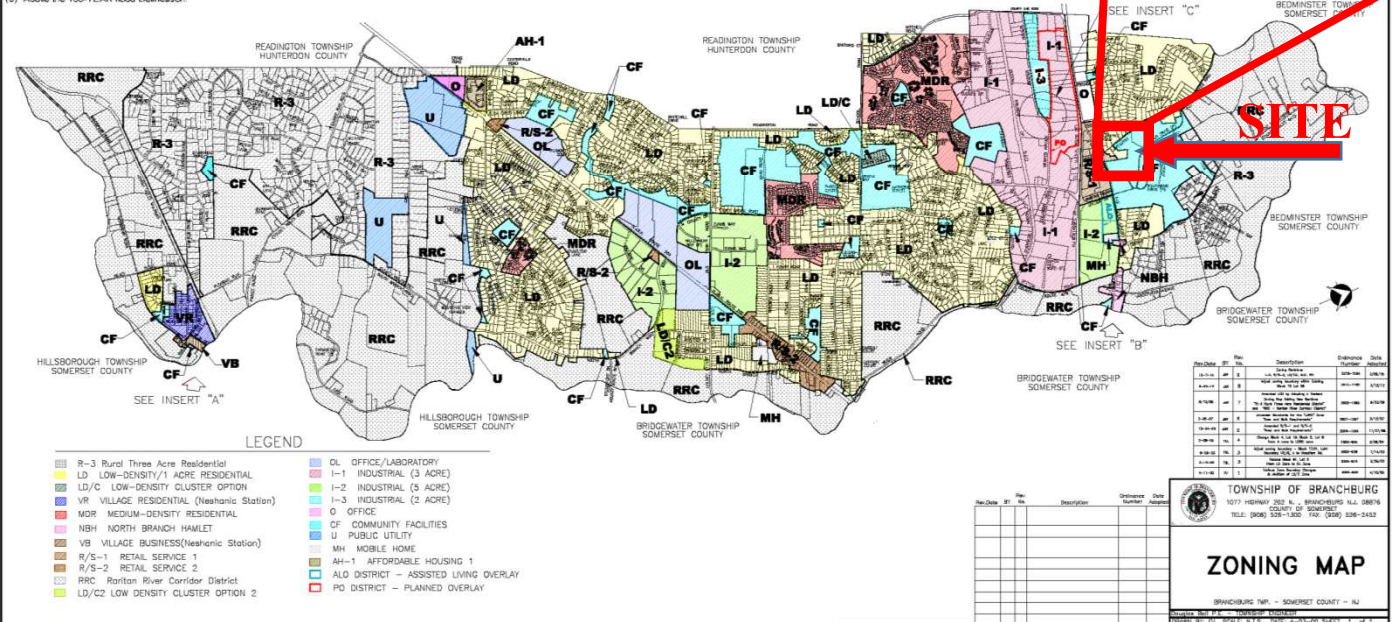
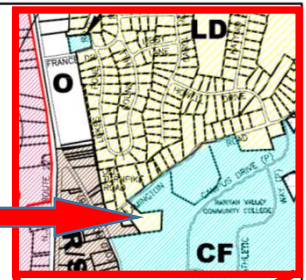


## Section 1: "Zoning Designation"

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	BUILDING SETBACKS			BUILDING REQUIREMENTS	
			FRONT	SIDE	REAR	BUILDING HEIGHT	COVERAGE
R-3	3 acres	250 ft	75 ft	50 ft	50 ft	35 ft or 2 1/2 stories	0.15
LD	43,560 sf	150 ft	75 ft	25 ft	35 ft	35 ft or 2 1/2 stories	N/A
LD/C	24,000 sf	100 ft	50 ft	15 ft	35 ft	35 ft	N/A
VR	15,000 sf	75 ft	35 ft	10 ft	15 ft	35 ft or 2 1/2 stories	N/A
MDR	43,560 sf	150 ft	75 ft	25 ft	35 ft	35 ft or 2 1/2 stories	N/A
NBH	8,000 sf	50 ft	15 ft	10 ft	10 ft	40 ft or 2 1/2 stories (9)	N/A
VR	20,000 sf	100 ft	0	15 ft	15 ft	35 ft or 2 1/2 stories	0.05
R/S-1	110,000 sf	325 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	(8)
R/S-2	60,000 sf	200 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	(8)
OL	10 acres	500 ft	(3)	(3)	(3)	50 ft or 4 stories	0.5
I-1	3 acres	75 ft	75 ft	25 ft	75 ft	45 ft or 3 1/2 stories	0.05
I-2	5 acres	350 ft	75 ft	25 ft	50 ft	50 ft or 3 1/2 stories	0.05
I-3	2 acres	175 ft	50 ft	35 ft	35 ft	50 ft or 3 1/2 stories	0.5
O	5 acres	250 ft	75 ft	30 ft	75 ft	45 ft or 3 1/2 stories	0.5
R/RD	(3)	(3)	(3)	(3)	(3)	(3)	(3)
LD/C2	15,000 sf	100 ft	(3)	15 ft	25 ft	35 ft	N/A

- NOTES:  
 (1) This table should not be used as a substitute for referencing the Land Development Ordinance.  
 (2) See appendix for specific subdivisions.  
 (3) See the Land Development Ordinance.  
 (4) Subject to Floor Area Ratio requirements.  
 (5) Minimum tract size - 15 acres. Minimum open space 40% of gross tract area.  
 (6) 3350 SF with both public water and sewer. 20 acres without both public water and sewer.  
 (7) Minimum side yards for one side - 25 feet; for both sides - one-third of the lot width.  
 (8) Less than 2 stories: 40%. At least 2 stories but less than 3: 50%. At least 3 stories: 60%.  
 (9) Above the 100-YEAR flood delineation.

Zoom-In of Site on  
Zoning Map.  
Subject site is already  
zoned residential as 'LD'

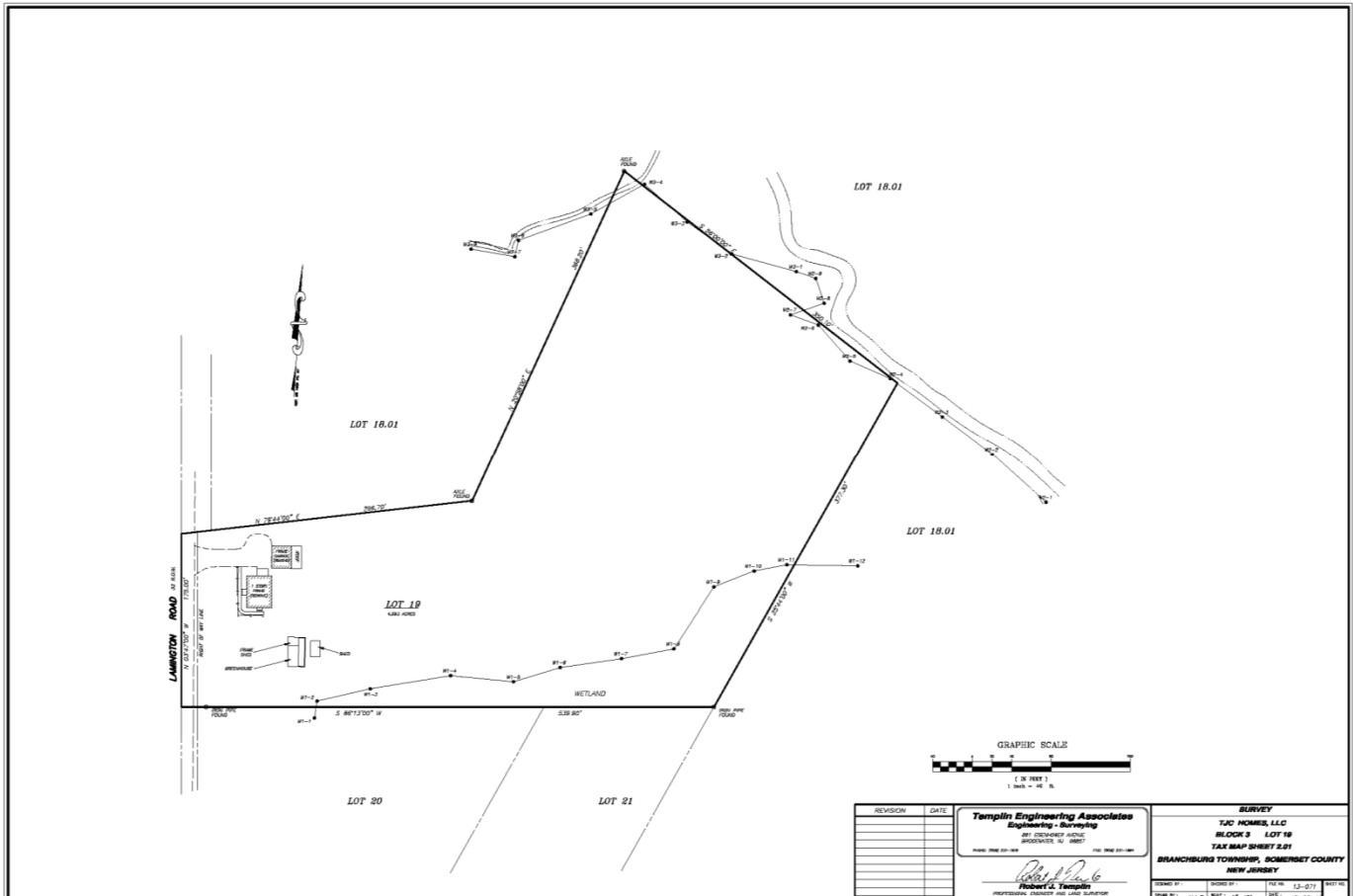


Section 1: “Supplemental Maps – Aerial”



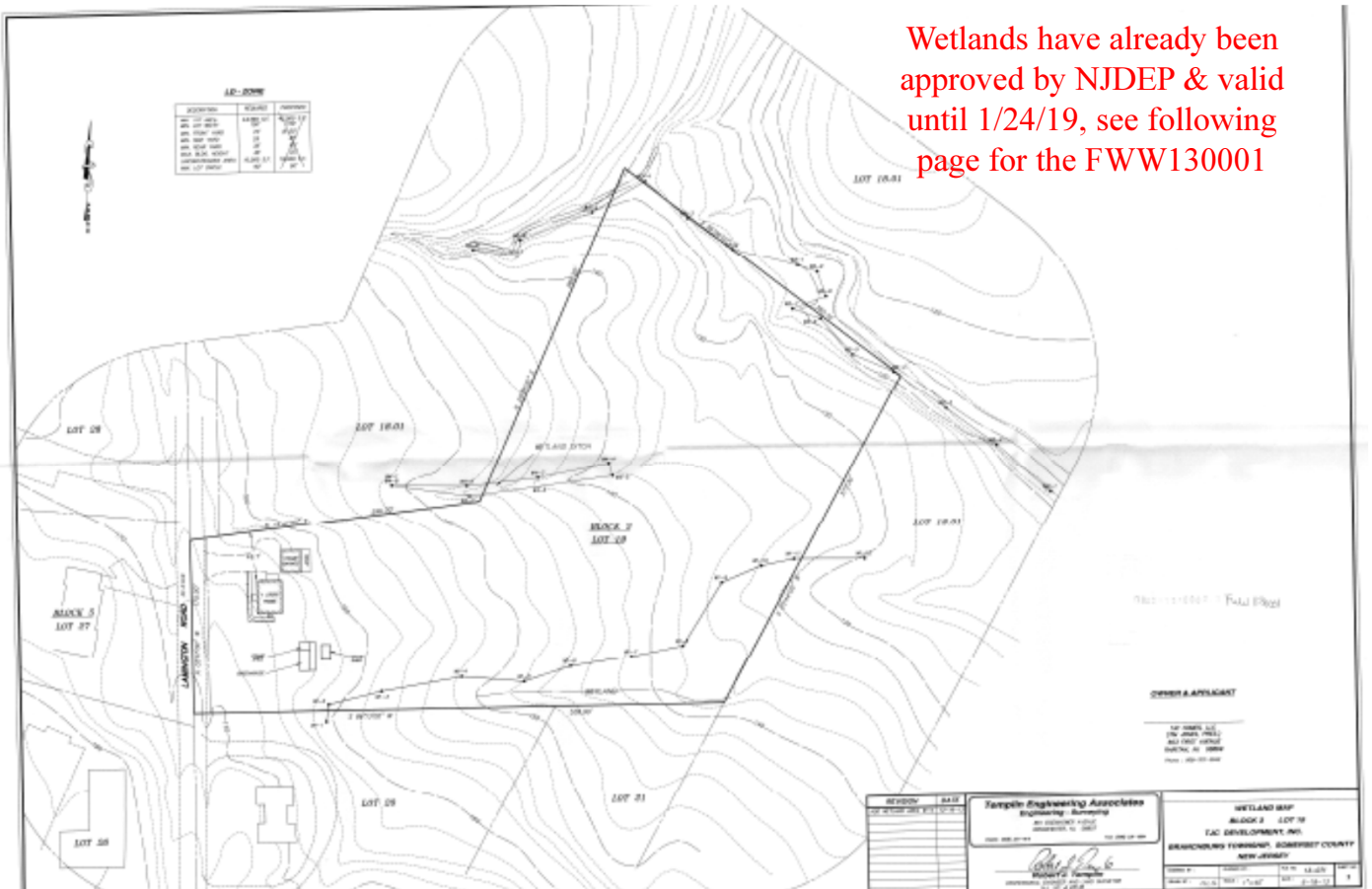


## Section 1: "Supplemental Maps - Outbound Survey"




**Section 1:** “Supplemental Maps – NJDEP approved wetlands delineation map”

Wetlands have already been approved by NJDEP & valid until 1/24/19, see following page for the FWW130001





## Section 1: "NJDEP Letter of Interpretation issued 6/24/14 (approving the delineation map)"



**State of New Jersey**  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Division of Land Use Regulation  
Mail Code 901-021A, P. O. Box 420  
Trenton, New Jersey 08625-0420  
973.246.6100

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

BOB MARTIN  
Commissioner

**JUN 24 2014**

Tim Jones  
TJC Homes, LLC  
603 1st Avenue  
Raritan, NJ 08869

RE: Freshwater Wetlands Letter of Interpretation: Line Verification  
File No.: 1805-13-0002.1  
Activity Number: FWW130001  
Applicant: TJC HOMES LLC  
Block: 3; Lot: 19  
Branchburg Township, Somerset County

Dear Mr. Jones:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon site inspections conducted by Division staff on November 26, 2013 and December 4, 2013, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "WETLAND MAP BLOCK 3 LOT 19 TJC DEVELOPMENT, INC. BRANCHBURG TOWNSHIP, SOMERSET COUNTY NEW JERSEY", consisting of one sheet, dated June 18, 2013, last revised December 16, 2013, and prepared by Templin Engineering Associates, is accurate as shown.

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Freshwater Wetlands Letter of Interpretation: Line Verification  
DLUR File # 1805-13-0002.1 FWW130001  
Page 2

### Wetlands Resource Value Classification ("RVC")

Intermediate: W1-1 to W1-12; W2-1 to W2-9; W3-1 to W3-8. [50 foot wetland buffer]

Ordinary Resource Value Ditch: W4-1 to W4-8. [No wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information. Please note that pursuant to the Flood Hazard Area Control Act Rules (FHACAR) N.J.A.C. 7:13, adopted November 5, 2007, a riparian zone is required along every regulated water with few exceptions (see 7:13-4.1). In order to determine the limits of any riparian zone on site, the applicant may obtain a Flood Hazard Area Verification (see 7:13-6.1) that determines all areas regulated under the FHACAR.

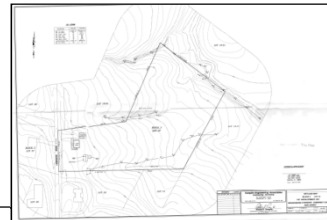
Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

### General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.



Freshwater Wetlands Letter of Interpretation: Line Verification  
DLUR File # 1805-13-0002.1 FWW130001  
Page 3


This letter is no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

### Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at [www.state.nj.us/dep/landuse/forms](http://www.state.nj.us/dep/landuse/forms). Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at [www.state.nj.us/dep/bulletin](http://www.state.nj.us/dep/bulletin). In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information on this process.

Please contact Mark Harris of our staff by e-mail at [mark.harris@dep.state.nj.us](mailto:mark.harris@dep.state.nj.us) or (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

  
Andrew Clark  
Northeast Region Supervisor  
Division of Land Use Regulation

c: Branchburg Township Clerk  
Branchburg Township Construction Official  
Edward Kuc, Eastern States Environmental Associates- Agent



## Section 2: "Statement of ownership for the property proposed"

### Ownership Statement

TJC Homes, LLC owns clear and marketable title to the subject property of this Proposal and received Resolution 2013-018P MSUB from the municipal planning board. Currently the property is improved with a small single family home which would be removed as part of this proposal.

Unlike most developers who have a contract to purchase a property that is contingent upon their receipt of certain approvals (and therefore have an option to withdraw from their contract and walk from the project) we own this property outright. We're not walking.

We are committed to working with Branchburg Township on providing Affordable Housing at a yield that works for both the municipality and TJC. Because we own this property outright, we have the most flexibility in negotiating the best yield with the municipality since we are not locked into an approval contingency contract with a landowner. We are the landowner.

We own this land and would warmly welcome a discussion with Branchburg Township on how we can help provide Affordable Housing.

We offer the below documentation to validate our ownership statement.

2015 FINAL/2016 PRELIMINARY TAX BILL				TOWNSHIP OF BRANCHBURG, SOMERSET	
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	EXPLANATION OF TAXES		
3	19		DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
Property Locat: 18 LAMINGTON RD			COUNTY TAX	0.324	933.12
Building Desc: 1S-F-R-1DG			COUNTY LIBRARY TAX	0.048	138.24
Additional Lott:			COUNTY OPEN SPACE TAX	0.031	89.28
Land Dimens: 4.86 AC			DISTRICT SCHOOL TAX	1.402	4037.76
Bank: 65			LOCAL MUNICIPAL TAX	0.331	953.28
			MUNICIPAL OPEN SPACE TX	0.050	144.00
ASSESSED VALUATION INFORMATION					
LAND 224100					
IMPROVEMENTS 63900					
TOTAL 288000					
EXEMPTIONS 224100					
NET TAXABLE VALUE 288000					
TJC HOMES LLC			2015 TOTAL TAX 2.186 6295.68		
603 1ST AVE			2015 NET TAX 6295.68		
RARITAN NJ 08869			LESS 2015 PREV. BILLED 3110.40		
			BALANCE OF 2015 TAX 3185.28		
			2015 3RD QTR DUE AUG. 1, 2015 1592.64		
			2015 4TH QTR DUE NOV. 1, 2015 1592.64		
			2016 1ST QTR DUE FEB. 1, 2016 1573.92		
			2016 2ND QTR DUE MAY 1, 2016 1573.92		
INFORMATION FOR TAXPAYERS			2016 PRELIMINARY TAX		
MAKE CHECK PAYABLE TO: TOWNSHIP OF BRANCHBURG			PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2015 TOTAL NET TAX 3147.84		
MAIL TO: DIANE SZAKACS - TAX COLLECTOR					
1077 US HIGHWAY 202 NORTH					
BRANCHBURG, NJ 08876					
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION			DISTRIBUTION		
ATTENTION!!! ATTENTION!!! ATTENTION!!!			County Taxes		
TAX & SEWER PAYMENTS ON LINE			School Taxes		
(www.branchburg.nj.us)			Municipal Taxes		
2015 3RD QTR - GRACE PERIOD HAS BEEN EXTENDED TO AUG. 31, 2015					
IF NOT PAID BY AUG. 31, 2015 THE INTEREST WILL BE CHARGED BACK TO AUG. 1, 2015.					
DAILY HOURS: 8 AM TO 4:30 PM					
24 HOUR DROP OFF BOX					
STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of the government agencies funded by this tax bill include State aid used to reduce property taxes. Based on the assessed value, the amount of this State aid used to offset property taxes on this parcel equals:					
TOWNSHIP OF BRANCHBURG 2016-2					
SOMERSET					
TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT					
2016 2ND QUARTER TAX DUE MAY 1, 2016					
BLOCK NUMBER	LOT NUMBER	QUALIFICATION	BANK CODE		
3	19				
TAX ACCOUNT NUMBER	TAX BILL NUMBER	TAX AMOUNT BILLED	DUE MAY 1, 2016		
65		1573.92			
BRANCHBURG TAX ASSESSOR			FIRST CLASS MAIL		
MUNICIPAL BLDG			PRESORTED		
1077 U S HWY 202 N			U.S. POSTAGE PAID		
BRANCHBURG NJ 08876			TRENTON, NJ		
BRANCHBURG TWP			PERMIT NO. 41		
SOMERSET			61315164		
NOTICE OF PROPERTY ASSESSMENT FOR: 2016			DATE MAILED: 02/03/2016		
(N.J.S.A. 54:4-38.1)					
BLOCK: 3	LOT: 19	QUAL.:	CLASS: 2		
PROPERTY LOCATION: 18 LAMINGTON RD					
2016 LAND: 191,600			BUILDING: 88,100		
TOTAL: 279,700					
NET TAXES BILLED FOR 2015 WERE: \$6,295.68			2015 ASSESSMENT: 288,000		
THIS IS NOT A BILL. SEE REVERSE FOR APPEAL INFORMATION.			TJC HOMES LLC		
			603 1ST AVE		
			RARITAN NJ 08869-1347		



We are certain the Township of Branchburg is looking for a Developer with experience in the area. Below are projects we have completed, currently developing, or currently selling:

**1. Hillsborough Township, Somerset County** – obtained all approvals for 16 lots. This project, called "Hidden Brook at Belle Mead" is currently selling new homes.

**2. Ewing Township, Mercer County** – entitlement process for 35 lots

**3. Voorhees Township, Camden County** – entitlement process for 23 lots

**4. Burlington Township, Burlington County** – entitlement process for 70 townhomes

**5. Plainfield City, Union County** – obtained all approvals for 25 rental units. This project, called "Netherwood Pointe" is for rent but currently 100% occupied.

**6. Howell Township, Monmouth County** – obtained all entitlements for 16 lots. This project, called "Coddington Hill" sold out 2012.

**7. Clark Township, Union County** – obtained all entitlements for 5 lots. This project, called "Madison Hill Estates" sold out 2010.



## Section 3: “Nature, type, & extent of development including affordable housing”

### Affordable Housing Development

TJC Homes, LLC is very experienced in developing raw land suitable for residential construction with a variety of densities and product types.

#### The Nature

The nature of our affordable housing development will be to not look like an affordable housing development. All too often developers skimp out on the details in order to save money. That is not the case with any of our developments. We take pride in the details and provide it in all our communities. With creative construction details, wonderful architecture, and beautiful landscaping that works with the environment, we anticipate this Affordable Development to be one of a kind. We are incentivized to ensure that the affordable units in our development look just as good as the market-rate units.

#### The Type

The type of our affordable housing development can be either fee-simple multi-family townhomes, or, multi-family rental apartments. In any event, TJC Homes is willing to provide up to **20%** of any yield to be set-aside for Affordable Housing suitable to residents of Low to Moderate Income levels.

#### The Extent

Although our property totals 4.693 gross acres, we trust the municipality shares our sentiment that our property is not too small for an affordable housing community. We're experienced with obtaining high residential densities. With our creative engineering and architectural designs, we are capable of providing any one of these proposed densities, all of which shall have **20%** set-aside as Affordable Housing.

DU/Gross Acre *	Total Units	Product Type	Marketability	Affordable Units %	Max. Affordable Unit Yield	Max. Market Rate Unit Yield
4	19	Townhomes	Fee-Simple	20%	4	15
8	38	Townhomes	Fee-Simple	20%	8	30
12	56	Apartments	Rental	20%	11	45
16	75	Apartments	Rental	20%	15	60

These proposed densities work for either fee-simple or rental product and we warmly welcome a discussion with Branchburg Township about providing any one of these densities that could yield up to **15 Affordable Units**.

\* DU/Gross Acre is a planning term for describing unit yield density more commonly known as “dwelling units per gross acre”. For example, [4du x 4.693 gross acres = 19 total units] x 20% = 4 Affordable Units + 15 market rate units.



### Examples of Fee-Simple Townhomes



### Examples of Rental Apartments



#### Market-Rate Product Offering

Fee-Simple townhomes or rental Apartments will provide a variety of floor plans and boast architectural elements consistent with Branchburg. The target demographic for this offering will be primarily young professionals, singles, beginning families, and empty nesters.

#### Affordable Product Offering

Designed for Low and Moderate income buyers, the 'affordable' product offering will consist of multi-family fee-simple or rental product. We will provide the necessary quantity of 1-Bedroom, 2-Bedroom, and 3-Bedroom units required by Branchburg Township. The target buyer for this product offering will be required to meet all state and municipal regulations of income levels in order to qualify to purchase or rent these units.

These images are for illustrative purposes and express the vision of product types suitable for this proposal.

## Section 4: "Explanation of Owner's Financial Resources"

### Mr. Tim Jones - Owner & President

TJC Homes is a multi-faceted real estate developer, homebuilder, and remodeling group headquartered in Raritan, NJ owned and managed by Timothy E. Jones.

Tim's interest in home building traces back to his father, a homebuilder in Connecticut from whom as a youth Tim learned "the basics". After graduation from Temple University with a Bachelor of Science degree in Civil and Construction Engineering, Tim first worked for one of the East Coast's largest homebuilders, where he successfully tackled a myriad of responsibilities and learned all aspects of sitework as a site superintendent. Jones then went on to another major homebuilder, quickly advancing from site and framing superintendent to Construction Manager in charge of multiple communities.

For more than three decades, Tim has had intense hands-on involvement in virtually every component of home-building and community development, always from the viewpoint of "value and quality" to the homebuyer. Today Tim Jones specializes in building and renovating high-end homes in New Jersey and proudly puts his name atop all of his companies.

### Financial Resources

The TJC Companies have built hundreds of homes throughout New Jersey and has over \$22,000,000 in assets and over \$5,00,000 annual revenue. In addition, TJC owns clear and marketable title to the subject property of this proposal. TJC finances its acquisitions and construction projects through the use of its cash balances and the use of a credit facility if needed. We believe that our existing cash balances and credit facility are sufficient to support this proposal.



### Personnel Qualifications of TJC Homes

TJC boasts an experienced staff of committed specialists in land acquisition, product planning and development, finance, construction, and sales and marketing. Our professional staff will bring the same high level of expertise and well-rounded knowledge of the development process to Branchburg Township. We are:

#### Mr. Scott Slagle- Vice President

Mr. Slagle will manage TJC's efforts in project design, entitlements, and sales and marketing of the proposal from conceptual to build-out completion.

Mr. Slagle has contracted or developed over 1,500 residential units and acquired over 2,000 acres of open space during his 17 year career. Mr. Slagle is currently developing six residential projects with a combined build-out value exceeding \$71,000,000.

Mr. Slagle holds a Bachelor of Arts in Environmental Science from The Richard Stockton College of New Jersey.

#### Mr. Robert Conforti - Director of Construction

Mr. Conforti will manage TJC's efforts in sitework installation, home construction, and bond management for the proposed project through the end of build-out.

Mr. Conforti has built over 3,000 residential units throughout New Jersey and the Mid-Atlantic States earned through multiple national home builders over a span of 35 years.

Mr. Conforti holds a degree in Building Construction / Project Management from Delhi State University of New York.

# A PRIVATE/PUBLIC COOPERATION

Private Developer



Public Community



Successful Affordable Housing



## QUALIFICATIONS OF THE APPLICANT

### Developer's Name and Contact information

TJC Homes, LLC  
Attn: Scott Slagle  
603 First Avenue  
Raritan, NJ 08869  
908-707-0042  
908-707-1335 (fax)  
scott@tjchomes.com (email)  
www.tjchomes.com (website)



### The TJC Homes Team

TJC recognizes the importance of selecting the right team of experts to successfully execute a development plan that provides for a sufficient amount of affordable housing on our property. In each of our development efforts, we carefully assemble an experienced team of well-respected companies with expertise in the necessary development disciplines.

Each of our professionals will have extensive experience with affordable housing development initiatives in New Jersey. We at TJC shall continue our efforts with the Township of Branchburg to realize our shared goal of maximizing the property's potential by providing an adequate density which provides up to 20% set-aside for affordable housing.





## Section 5: “Explanation why owner believes proposal would be beneficial”

### The Benefits of Our Proposal

- We are a homebuilder, we own the land outright, and we are negotiable on density.
- We are proposing up to **20%** set-aside for the construction of on-site affordable housing for any density approved on the property, fee-simple or rental.
- We could provide up to **15 Affordable Units** for the municipality.
- Little, if any, neighbor opposition. We have only one adjacent neighbor and one neighbor across the street. The majority of our property is bordered by preserved open space due to wetlands.
- Our property meets all the necessary criteria as an inclusionary development:
  - Immediate connection to sanitary sewer within Lamington Road
  - Approximately 600' to municipal water lines
  - We are in a state designated sewer service area
  - We are in the state planning area referred to as “PA-2”
  - Electric and natural gas lines exist within Lamington Road
- Our property is already “half engineered” with:
  - outbound survey
  - topographic survey
  - steep slope/resource conservation survey
  - NJDEP approved wetlands delineation valid until 1/24/19
- Because we are already half engineered, we can obtain the necessary land entitlements faster than any other developer who would be “starting from scratch” with raw land. Faster entitlements means faster delivery of the Affordable Units.
- Immediate access to Routes 28 and 22 which ensures any traffic generated will utilize these state highways and not municipal roads.
- Our property is heavily wooded and its unique “L” shape ensures that most of the community will not be visible from Lamington Road.
- Our property slopes gently towards the rear which ensures that most of the community will not be visible from Lamington Road
- Our on-site wetlands and required 50' buffers provide a heavily vegetated screen to our only adjacent neighbor. Vegetation in this area will be preserved which minimizes any visual impact.
- Our property is already zoned for residential use.

## Section 6: “Timing of the proposed development”

### Timing

TJC Homes, LLC is very experienced in developing raw land suitable for residential construction. We develop our own projects by sourcing the land, managing the design, obtaining the entitlements, installing the sitework, building the homes, then marketing and selling the homes. We are an all-in-one development and construction company.

Obtaining residential development entitlements in NJ is a lengthy process and involves multiple permits from municipal, county, state, and utility agencies. A typical major subdivision takes approximately 24-30 months starting with raw land until the Final Plat is filed and construction can commence. However, we have much of the preliminary work already completed (outbound survey, topography survey, steep slope/conservation survey, and wetlands survey with corresponding NJDEP LOI permit). Since half the initial engineering work is already done, and with Branchburg's help to expedite the municipal approval requirements, TJC could anticipate filing the Final Plat in as little as 12-18 months!

## Section 7: “Any in-kind or monetary contribution required from Branchburg”

### Contributions

TJC Homes, LLC is ready, willing, and able to work closely with Branchburg Township on all levels. Should Branchburg Township choose to meet with us in order to discuss our Affordable Housing proposal, we are very open to hear what contributions will be anticipated from the municipality as part of a development application.

## Section 8: “Whether the proposed development is intended to be rented or sold”

### Fee-Simple or Rental Units

TJC Homes, LLC is the most flexible developer since we already own the land. We are very negotiable and are willing to hear the municipalities preference towards fee-simple or rental units. We are experienced in developing both fee-simple and rental communities and are receptive to providing either on our property.