

RESPONSE TO REQUEST FOR AFFORDABLE HOUSING DEVELOPMENT PROPOSALS

Branchburg Township Somerset County, NJ

3/11/16

PROPERTY: Three Parcels totaling approximately 53.50 Acres

Branchburg Township Tax Map:

Block 9 Lot 8 7.66 Acres Zoning: I-1-Planned Overlay Currently developed as Sara's Boutique and residential uses. Total of 4 buildings exist.

Ownership: Red Shale Associates LLC c/o Robert Vollers PO Box 5297 Branchburg, NJ 08876

Block 9 Lot 15 27.38 Acres Zoning: I-3- Vacant- Qualifier Q Farm

Ownership: Red Shale Associates LLC c/o Robert Vollers PO Box 5297 Branchburg, NJ 08876

Block 9.01 Lot 2 18.46 Acres; Zoning: I-1- Vacant- Qualifier Q Farm

Ownership: Meister Associates LLC c/o Robert Vollers PO Box 5297 Branchburg, NJ 08876

This parcel is currently under contract with JG Petrucci Inc. Current due diligence period expires 75 days from NJDEP Flood Hazard verification letter date.

Proposed Development:

According to the Revised Third Round Housing Element and Fair Share Plan endorsed 7/15/10, these parcels are a portion of 159 acres of land owned by the Vollers family and are proposed to be included in a Planned Unit Development according to that plan.

In this proposal the property that fronts Route 22, Block 9 lot 8, would have a commercial use such as hotel and/or restaurant along the highway frontage that would be complementary to a residential development as well as the uses along the Rt 22 corridor. The commercial use/uses and the residential uses would share a boulevard entrance along the East property line. Towards the rear of this lot would be the Community Clubhouse and Pool which would be somewhat down gradient from the Commercial Use.

The residential units would primarily be developed on Block 9 Lot 15 and Block 9.01 Lot 2 in conjunction with the amenities on Block 9 Lot 8. These parcels would support the development of approximately 249 market rate 24' x 50'/60' townhomes plus 60 (20% affordable set aside) of for sale townhouse condominiums at no cost to the municipality. Total units = 309 +/-.

An alternative plan would be a Garden Apartment development of 415-445 units with a 20% set aside for COAH rental units at no cost to the municipality. This garden apartment product could as an alternative be blended into a townhouse project on the subject properties.

Owners Financial Resources: The owners of the subject properties are high net worth individuals who are well known in the construction industry for doing large scale high profile projects in NY, NY and PA. They solely own Vollers Inc and Vollers Excavating and Construction founded in Branchburg NJ in 1949.

Timing: We contemplate a time period for Branchburg to finalize its Mt Laurel Compliance plan and provide requisite zoning. Upon completion of that phase, we anticipate a 15-24 month time period to secure all entitlements including site plan approval. Construction would commence and depending on market demand the project may be sold out in perhaps 5 years.

Benefits to Community: This proposed development would be beneficial to the community due to the taxes this community will provide. There will be some school and municipal expenses associated with this community, however it is expected to be a net positive in taxes to the Branchburg, School District and Somerset County.

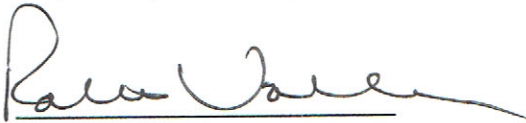
This development is particularly well suited for high density residential because of its direct access to Rt 22 and Meister Avenue.

This development will be complementary to the commercial uses along Rt 22, supporting restaurants and other business as well as RVCC and its educational and cultural activities.

This development will provide affordable housing for young people just starting out, couples and people downsizing. These people will support the local economy.

It is my hope you will consider this a benefit to Branchburg and look forward to further discussion regarding this project.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Robert Vollers", with a horizontal line underneath.

Robert Vollers, Managing Member

Red Shale Associates LLC and Meister Associates LLC

Enclosures:

Branchburg Township Tax Map for Block 9 and Block 9.01

Branchburg Township Zoning Map showing Planned Overlay Zone, I-3 zone and I-1 zone.

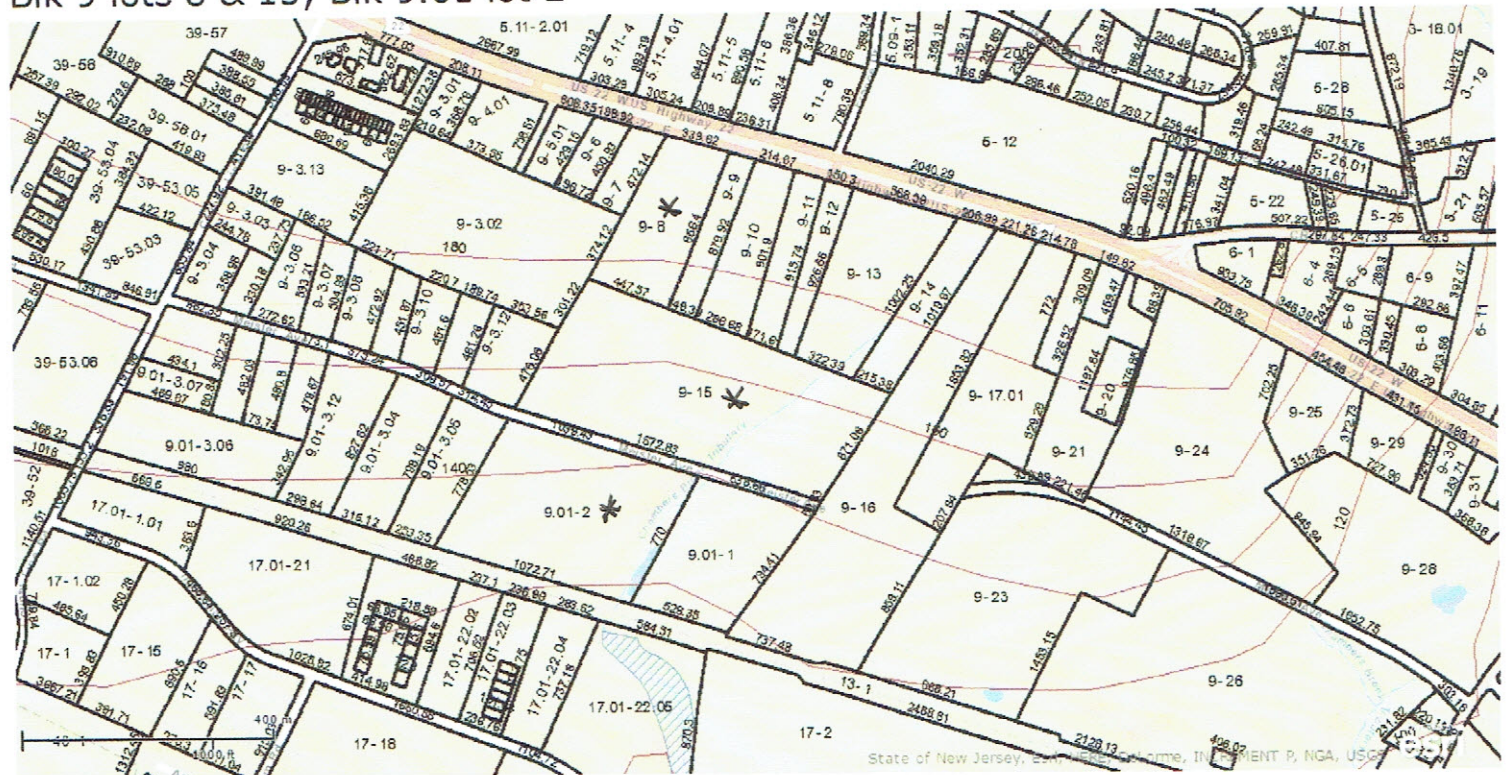
Branchburg Township Tax Map showing acreage with subject properties marked with asterisk.

Google Earth map of subject properties

Bohler Engineering Concept plan with Commercial/Retail and Garden Apartments

Branchburg Township Tax Map

Blk 9 lots 8 & 15; Blk 9.01 lot 2

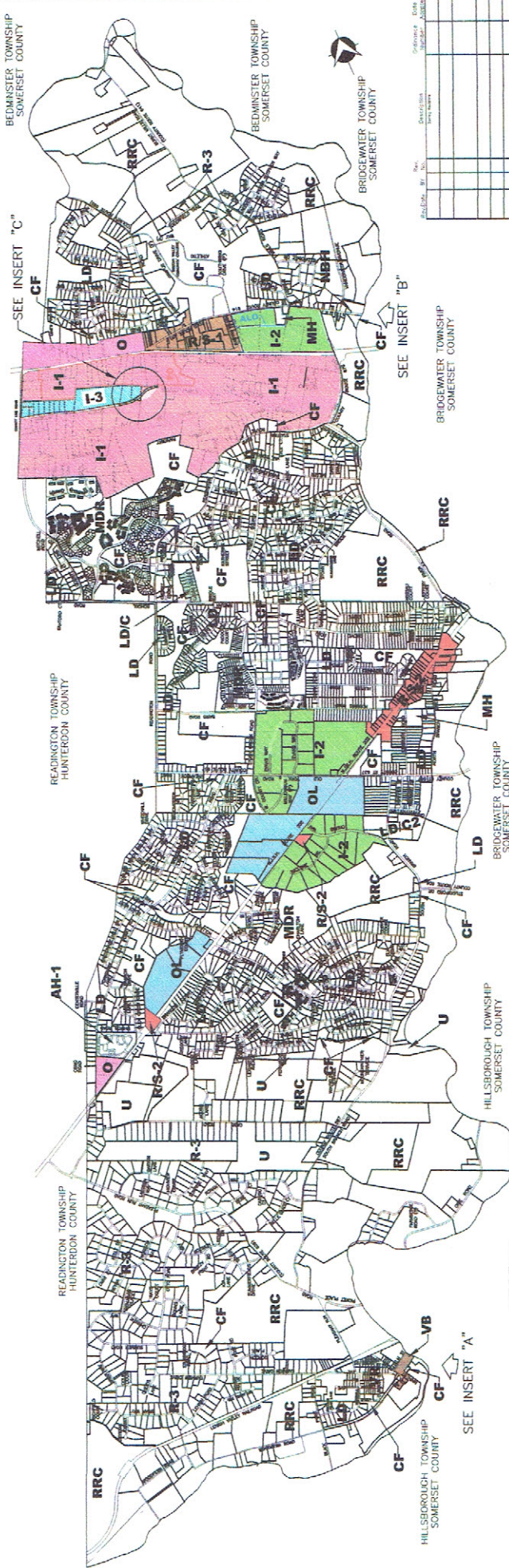
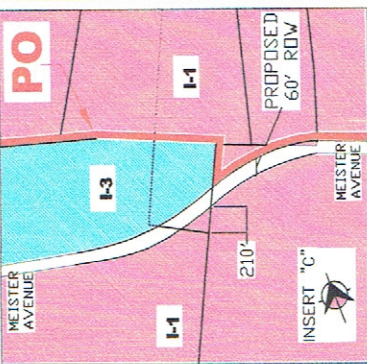
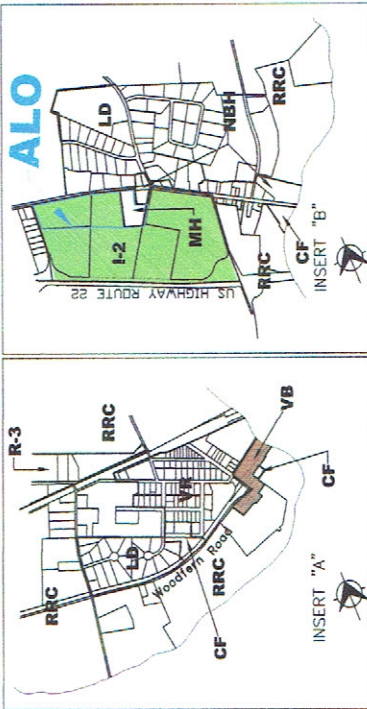


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ZONING SCHEDULE (1)

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	BUILDING SETBACKS			BUILDING REQUIREMENTS		
			FRONT	SIDE	REAR	MINIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	MAXIMUM COVERAGE
R/S-1	110,000 sf	325 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	50 ft or 3 1/2 stories	0.6
R/S-2	60,000 sf	200 ft	100 ft	25 ft	25 ft	50 ft or 3 1/2 stories	50 ft or 3 1/2 stories	0.6
O	3 acres	200 ft	75 ft	75 ft	75 ft	45 ft or 3 1/2 stories	45 ft or 3 1/2 stories	0.6
I-1	3 acres	200 ft	75 ft	75 ft	75 ft	50 ft or 3 1/2 stories	50 ft or 3 1/2 stories	0.6
I-2	2 acres	175 ft	75 ft	75 ft	75 ft	50 ft or 3 1/2 stories	50 ft or 3 1/2 stories	0.6
I-3	5 acres	200 ft	75 ft	75 ft	75 ft	45 ft or 3 1/2 stories	45 ft or 3 1/2 stories	0.6
U	20,000 sf	100 ft	0 ft	15 ft	15 ft	35 ft or 2 1/2 stories	35 ft or 2 1/2 stories	0.6

- NOTES
- This table should not be used as a substitute for referencing the Land Development Ordinance.
 - See Appendix D for specific restrictions.
 - Subject to Floor Area Ratio requirements.
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 - Minimum side yards: for one side - 25 feet; for both sides - one-third of the lot width.
 - Less than 2 stories: 40%. At least 2 stories but less than 3 stories: 60%.
 - Above the 105-YEAR Flood Elevation.



LEGEND

- R-3 Rural Three Acre Residential
- LD LOW-DENSITY/1 ACRE RESIDENTIAL
- LD/C LOW-DENSITY CLUSTER OPTION
- VR VILLAGE RESIDENTIAL (Neshanic Station)
- MDR MEDIUM-DENSITY RESIDENTIAL
- NBH NORTH BRANCH HAMLET
- VB VILLAGE BUSINESS(Neshanic Station)
- R/S-1 RETAIL SERVICE 1
- R/S-2 RETAIL SERVICE 2
- RRC Rantow River Corridor District
- LD/C2 LOW DENSITY CLUSTER OPTION 2
- OL OFFICE/LABORATORY
- I-1 INDUSTRIAL (3 ACRE)
- I-2 INDUSTRIAL (5 ACRE)
- I-3 INDUSTRIAL (2 ACRE)
- O OFFICE
- CF COMMUNITY FACILITIES
- U PUBLIC UTILITY
- MH MOBILE HOME
- AH-1 AFFORDABLE HOUSING 1
- ALD ALD DISTRICT - ASSISTED LIVING OVERLAY
- PO DISTRICT - PLANNED OVERLAY

TOWNSHIP OF BRANCHBURG
1077 MORRIS AVE., BRANCHBURG, NJ 08876
TEL: (908) 529-1100 FAX: (908) 529-2457

ECONOMIC & DEVELOPMENT MAP

BRANCHBURG, NJ ZONING DISTRICTS
TOWNSHIP OF BRANCHBURG, NJ 08876

DETAIL "A"

DETAIL "B"
Scale: 1" = 4'-0"

DETAIL "C"
SCALE 1"=100'

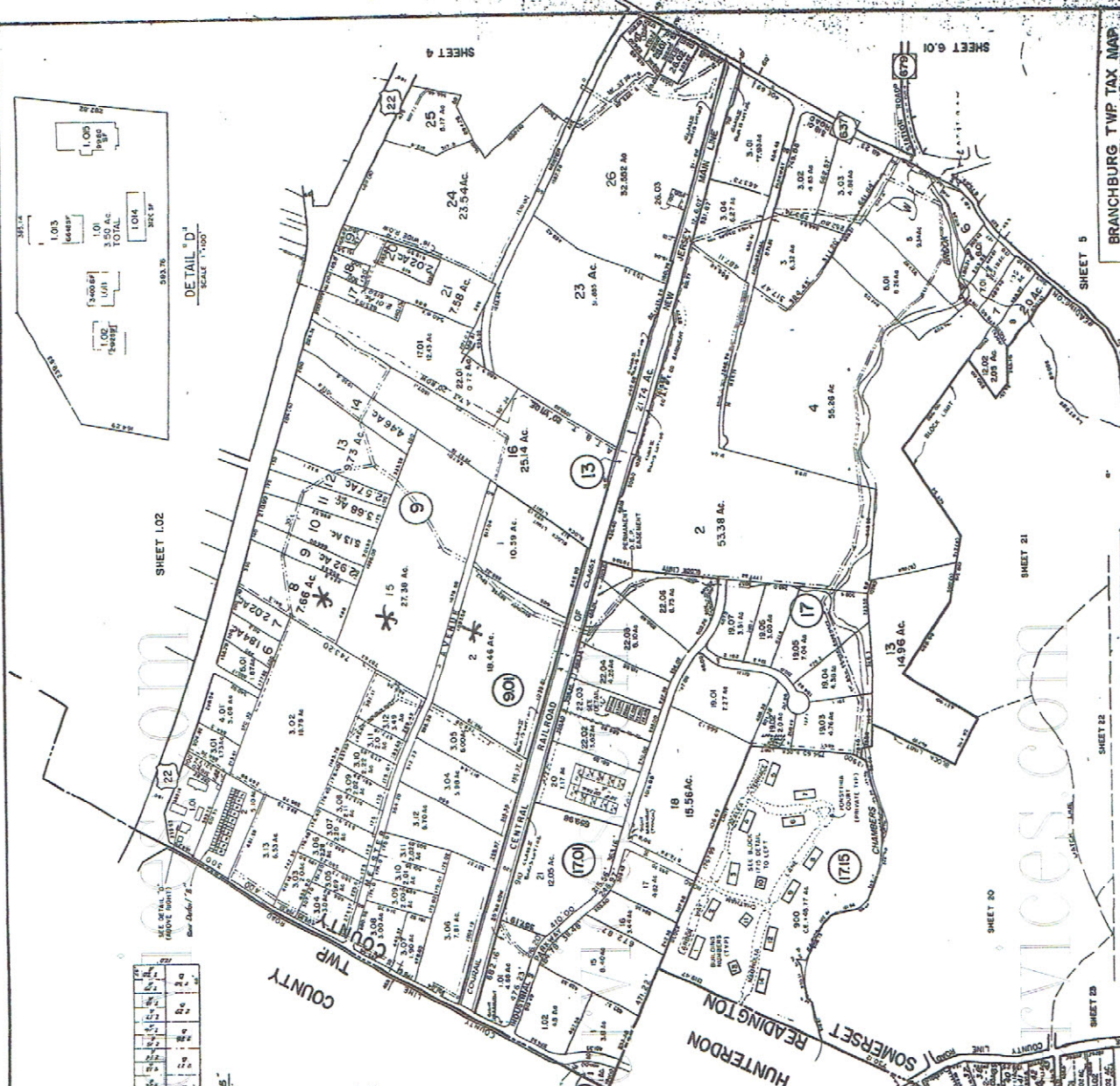
DETAIL - BLOCK 17.15
SCALE: 1"=60'

Figure 1 shows a schematic diagram of a rectangular structure with dimensions and labels. The structure is divided into five horizontal sections labeled A, A2, A3, C3, and E2 from bottom to top. The total height is 10.10. The width is 6.70. The top section E2 has a height of 1.01. The section C3 has a height of 0.98. The section A3 has a height of 0.98. The section A2 has a height of 0.72. The section A has a height of 0.61. The bottom section A has a width of 6.70. The top section E2 has a width of 6.70. The middle section C3 has a width of 6.70. The section A3 has a width of 6.70. The section A2 has a width of 6.70. The section A has a width of 6.70.

Figure 1 is a detailed schematic diagram of a 10-story building layout. The building is rectangular, measuring 20.12m in width and 41.12m in depth. It features a central corridor (0.5m wide) and multiple rooms. Room dimensions are provided in meters. A legend at the top right lists room types and their counts: 4 - L010, 0.01, 70, 4.20; 5 - L010, 0.02, 70, 4.30; 0 - L010, 0.03, 70, 4.50; 0 - L010, 0.04, 70, 4.50; 2 - L010, 0.05, 70, 4.50; 1 - L010, 0.06, 70, 4.50; 1 - L010, 0.07, 70, 4.50. The diagram also shows a central staircase area and various utility rooms.

[illegible][illegible]

BRANCHBURG TWP TAX MAP
SOMERSET COUNTY NEW JERSEY
FEBRUARY 1959
AERO SERVICE CORPORATION
100 E. COURTLAND STREET
PHILADELPHIA, PA.



Google Maps Branchburg Township Block 9 lot 8, Block 9 lot 15 and Block 9.01 Lot 2



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Google Maps

