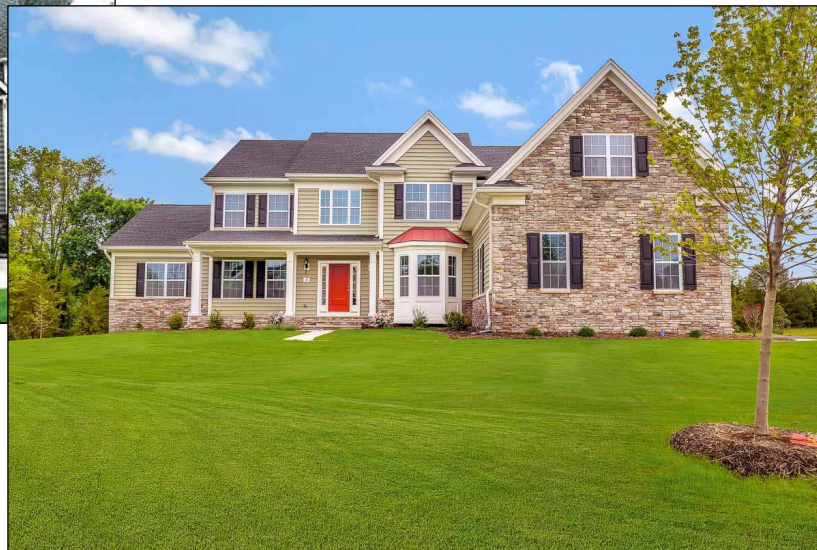


Affordable Housing Development Proposal

For the Township of Branchburg, March 1, 2017





TJC Homes, LLC



603 First Avenue
Raritan, NJ 08869

908-707-0042

908-707-1335 (fax)

scott@tjchomes.com (email)

www.tjchomes.com

March 1, 2017

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 property we own in town. We proudly submit two (2) copies of the requested information along with one CD for your review and consideration.

As a family owned company local to the area, TJC has 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 construction makes us ideally suited for this special assignment.

The owner of our company, Tim Jones, lives in Branchburg and cares deeply about his communities need for affordable housing. We are proposing all rental units with a 20% set-aside for affordable housing, and, we are also proposing a municipal contribution to further help the town's affordable housing cause. We thank you for this opportunity and hope to hear from you soon.

Thanking you again, I remain,

Sincerely yours,


Scott Slagle

cc: Timothy E. Jones



TOWNSHIP OF BRANCHBURG
SECOND REQUEST FOR AFFORDABLE HOUSING DEVELOPMENT PROPOSALS

The Township of Branchburg has been 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.

On March 14, 2016, the Township of Branchburg issued a Request for Proposals from property owners and developers, profit or non-profit, for the provision of affordable housing in the Township. As a result of the 2016 RFP process, the Township selected two projects that were added to its affordable housing plan. Those projects, along with an earlier approved project, remain part of the Township's plan.

As a result of court decisions in the declaratory judgment process, the Township has concluded that one or more affordable housing projects, in addition to those previously approved, may be needed.

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

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

Sealed Proposals will be received by the Administrator of the Township of Branchburg on [date], 2017 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 the Township's affordable housing plan. 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. If inclusionary developments are proposed, more favorable consideration may be given to proposals for 25% or more affordable units than proposals for less than 25% affordable units. Likewise, proposals for lower overall density and greater open space and amenities for residents may be more favorably considered.

Branchburg will not consider 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 any 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;
8. Any in-kind or monetary contribution to Branchburg proposed by the developer;
9. Whether each component of the proposed development is intended to be rented or sold.

Branchburg intends to meet with those owners or developers that it determines, in its sole discretion, may contribute most beneficially to the Township's 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



Building dreams, one home at a time.

Table of Contents

Numbered in Accordance with the
Request for Affordable Housing Development Proposal

Section 1

"Map identification, zoning designation, current development and tax qualifications"

Section 2

"Statement of ownership for the property proposed"

Section 3

"The nature, type, and extent of all development proposed including affordable housing"

Section 4

"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

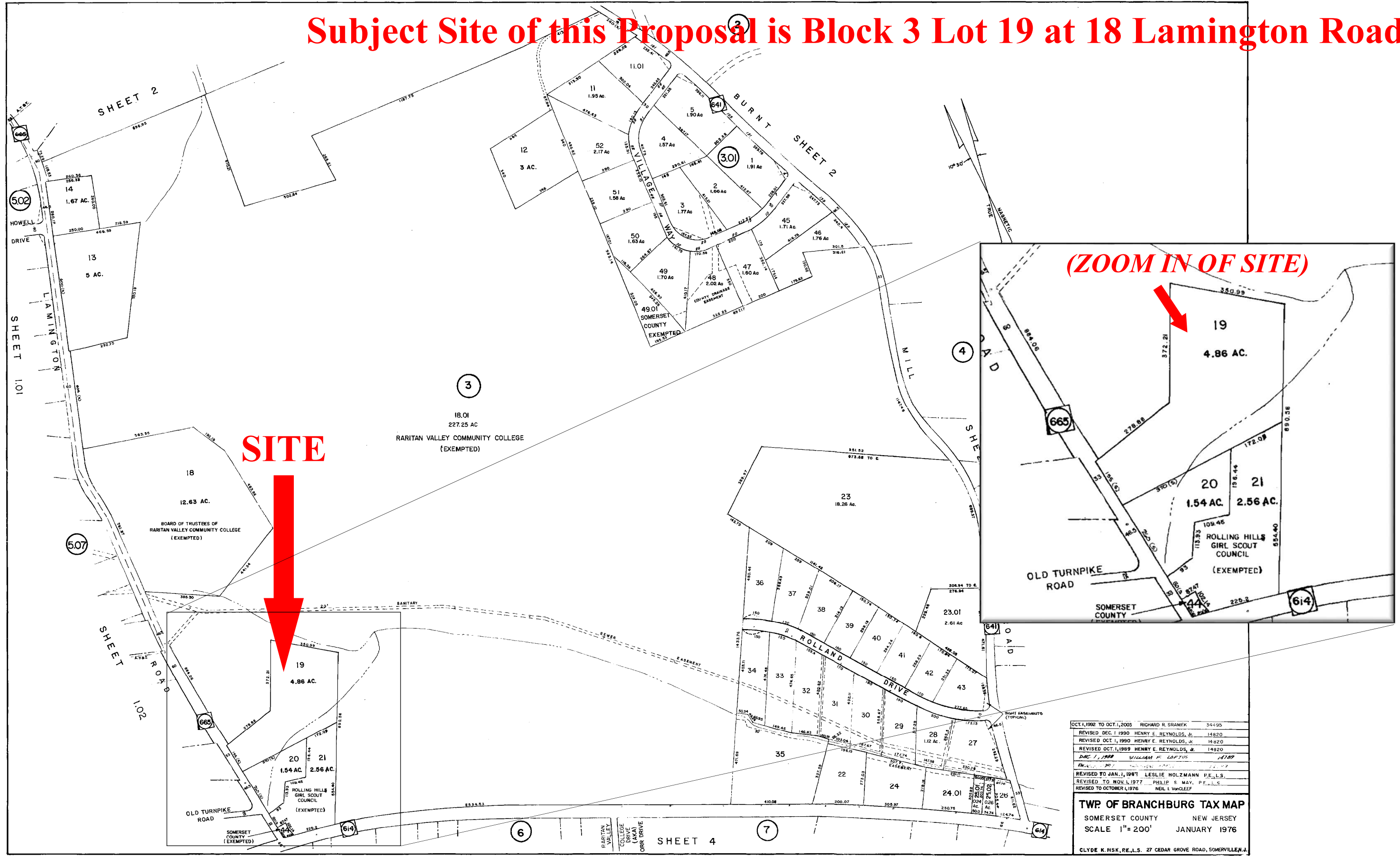
"Any in-kind or monetary contribution to Branchburg proposed by the developer"

Section 9

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

Section 1: "Tax map identification and tax qualification" 2.01

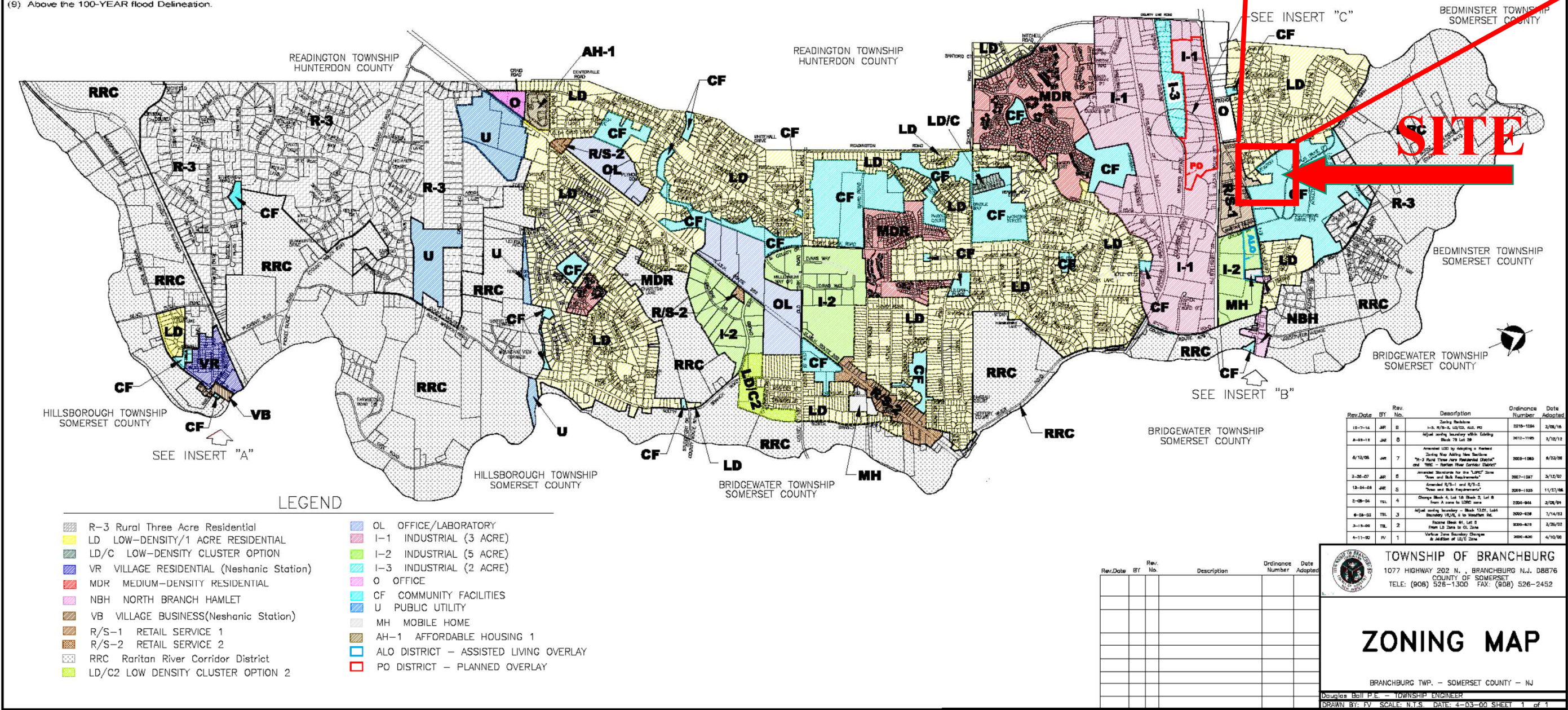
Subject Site of this Proposal is Block 3 Lot 19 at 18 Lamington Road



Section 1: "Zoning Designation"

ZONING SCHEDULE ⁽¹⁾							
ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	BUILDING SETBACKS			BUILDING REQUIREMENTS	
			FRONT	SIDE	REAR	MAXIMUM BUILDING HEIGHT	MAXIMUM 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 (5)	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 (2)	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
VB	20,000 sf	100 ft	0	15 ft	15 ft	35 ft or 2 1/2 stories	0.65
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 (4)(3)	10 acres	500 ft	(3)	(3)	(3)	50 ft or 4 stories	0.5
I-1 (3)	3 acres	200 ft	75 ft	30 ft	75 ft	45 ft or 3 1/2 stories	0.6
I-2 (3)	5 acres	350 ft	75 ft	25 ft	50 ft	50 ft or 3 1/2 stories	0.65
I-3	2 acres	175 ft	50 ft	25 ft	35 ft	50 ft or 3 1/2 stories	0.6
O	5 acres	200 ft	75 ft	30 ft	75 ft	45 ft or 3 1/2 stories	0.5
RRC	(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 approvals 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) 43560 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.



Section 1: “Supplemental Maps – Aerial”



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 501-02A, P. O. Box 420
Trenton, New Jersey 08625-0420
www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor
KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner
JAN 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 USACOE 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.

RECEIVED FEB 03 2014

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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.

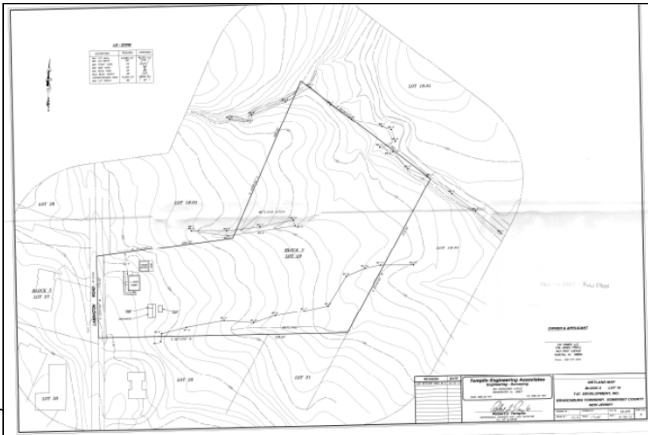
Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

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 in 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. 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. 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 for more information on this process.

Please contact Mark Harris of our staff by e-mail at 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"

2016 FINAL/2017 PRELIMINARY TAX BILL

TOWNSHIP OF BRANCHBURG
SOMERSET

BLOCK NUMBER
3

LOT NUMBER
19

QUALIFICATION

Property Local
18 LAMINGTON RD

Building Desc
1S-F-R-1DG

Additional Lots

Land Demers
4.86 AC

Bank

Tax Acct #
65

EXPLANATION OF TAXES

DESCRIPTION

RATE PER \$100

AMOUNT OF TAX

COUNTY TAX

0.327

914.62

COUNTY LIBRARY TAX

0.049

137.05

COUNTY OPEN SPACE TAX

0.031

86.71

DISTRICT SCHOOL TAX

1.398

3910.21

LOCAL MUNICIPAL TAX

0.336

939.79

MUNICIPAL OPEN SPACE TX

0.049

137.05

ASSESSMENT VALUATION INFORMATION

LAND

IMPROVEMENTS

TOTAL

191600

88100

279700

EXEMPTIONS

NET TAXABLE VALUE

279700

TJC HOMES LLC
603 1ST AVE
RARITAN NJ

08869

RECEIVED JUL 21 2016

2016 TOTAL TAX
2.190
6125.43

2016 NET TAX
6125.43

LESS 2016 PREV. BILLED
3147.84

BALANCE OF 2016 TAX
2977.59

2016 3RD QTR DUE AUG. 1, 2016	1488.80	2016 4TH QTR DUE NOV. 1, 2016	1488.79	2017 1ST QTR DUE FEB. 1, 2017	1531.36	2017 2ND QTR DUE MAY 1, 2017	1531.36
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INFORMATION FOR TAXPAYERS

MAKE CHECK PAYABLE TO:
TOWNSHIP OF BRANCHBURG

MAIL TO:
TAX COLLECTOR'S OFFICE
1077 US HIGHWAY 202 NORTH
BRANCHBURG, NJ 08876

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

ATTENTION!! ATTENTION!! ATTENTION!!
TAX & SEWER PAYMENTS ARE ON LINE
GO TO: (www.branchburg.nj.us)
3RD QUARTER GRACE PERIOD HAS BEEN
EXTENDED TO AUGUST 31, 2016

DAILY HOURS: 8 AM TO 4:30 PM
24 HOUR DROP OFF BOX

2017 PRELIMINARY TAX

PRELIMINARY TAX IS EQUAL TO
ONE HALF OF 2016 TOTAL NET TAX

3062.72

DISTRIBUTION OF TAXES

County Taxes

18.58%

\$ 1138.38

School Taxes

63.84%

\$ 3910.21

Municipal Taxes

17.58%

\$ 1076.84

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. State aid offset information for current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Services' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on the assessed value of this parcel) the amount of state aid used to offset property taxes on this parcel.

TOWNSHIP OF BRANCHBURG
SOMERSET

2017-2

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT

2017 2ND QUARTER TAX DUE MAY 1, 2017

BLOCK NUMBER
3

LOT NUMBER
19

QUALIFICATION

BANK CODE

TAX ACCOUNT NUMBER
65

TAX BILL NUMBER

TAX AMOUNT BILLED
1531.36

ADJUSTMENT

INTEREST

CASH

CHECK

TOTAL

TJC HOMES LLC
18 LAMINGTON RD

TOWNSHIP OF BRANCHBURG
SOMERSET

2017-1

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH PAYMENT

2017 1ST QUARTER TAX DUE FEBRUARY 1, 2017

BLOCK NUMBER
3

LOT NUMBER
19

QUALIFICATION

BANK CODE

TAX ACCOUNT NUMBER
65

TAX BILL NUMBER

TAX AMOUNT BILLED
1531.36

ADJUSTMENT

INTEREST

CASH

CHECK

TOTAL

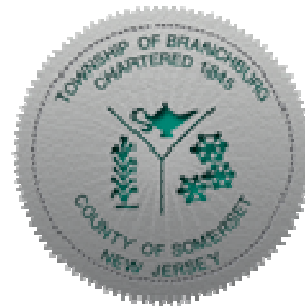
TJC HOMES LLC
18 LAMINGTON RD

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 3: “Nature, type, and extent of the proposed development ”



SITE PLAN HIGHLIGHTS

- 20% set-aside for Affordable Housing
- Unique ‘stacked-unit’ rental architecture
- 1 car port for each unit under the buildings
- Passive recreational space
- Walking trails
- Gazebo and barbeque area
- Stone entry monuments
- Brick entry pavers
- Storm water management areas
- Dedicated conservation areas
- Heavily wooded perimeter buffer

SITE DATA

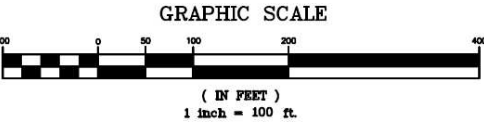
1. SITE IS LOCATED IN THE TOWNSHIP OF BRANCHBURG, SOMERSET COUNTY, NEW JERSEY.
2. TOTAL AREA OF TRACT: 4.69 +/- ACRES.
3. FRESHWATER WETLANDS & BUFFER: XXX ACRES
4. SITE IS ZONED LD- LOW DENSITY RESIDENTIAL

PROPOSED PROJECT

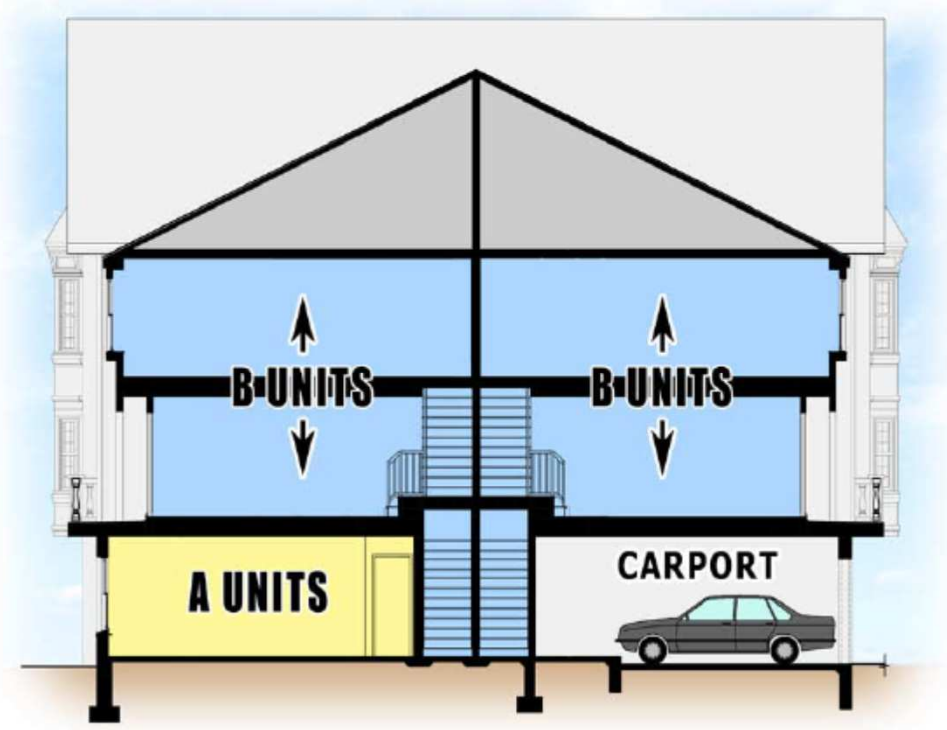
- RESIDENTIAL TOWNHOUSE FLATS
1. TOTAL UNITS = 60
 2. RESIDENTIAL DENSITY= 12.79 UNITS/ACRE
 3. PARKING:2.3 SPACES PER UNIT (78 SPACES)
 4. STORMWATER MANAGEMENT AREAS: 0.27 ACRES
 5. MAX. IMPERVIOUS: 1.6 ACRES (43%)
 6. OPEN SPACE: 2.65 ACRES (57%)
 7. NJDEP FRESHWATER WETLANDS TRANSITION AREA PERMIT REQUIRED.
TAWA TRANSITION AREA WAIVER ADD TOTAL: 3,702 SF
TAWR TRANSITION AREA WAIVER REMOVE TOTAL: 3,734 SF

DESIGN STANDARDS

1. VEHICULAR CIRCULATION: DRIVE AISLES
2. DRIVE AISLES 25 FT
3. BOULEVARD: 15 FT CARTWAY + 15 FT MEDIAN ISLAND
4. PARKING STALL DIMENSION: 9 FT X 18 FT
5. ACCESSIBLE ADA PARKING STALL DIMENSION: TBD
6. TRUCK SETBACKS:
75 FT FROM RIGHT OF WAY
25 FT SIDE PROPERTY LINES
35 FT REAR PROPERTY LINE



FROM CONCEPT...



...TO CONSTRUCTION



Market-Rate Product Offering

Our product offering will be luxurious **rentals** comprised of 2 bedroom flats with 2 bathrooms and 2 story stacked units on the comprised of 2 bedrooms and 2.5 bathrooms. Each unit will have one assigned car port under the building with additional parking provided on-site. Each unit shall have its own private entrance that is not shared with other units. TJC had great success building this exciting plan elsewhere and we look forward to repeating that success in Branchburg.

The target demographic for this rental offering will be primarily young professionals, singles, couples, and empty nesters.

Affordable Product Offering

Designated for Low and Moderate income buyers, the 'affordable' product offering will be **20%** of the total unit count.

The target demographic for this rental offering will be required to meet all state and municipal requirements in order to properly qualify an applicant to rent these units.

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 lives in Branchburg** and has resided here with his family since 1995. As a 22 year resident of Branchburg, Tim wants to help his community the best way he can, and that's by building affordable homes for others.

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 site work 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

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

Scott 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.

Scott holds a degree in Environmental Science from Stockton University.

Mr. Robert Conforti - Director of Construction

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

Rob 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.

Rob holds a degree in Building Construction from Delhi State University of New York.



Section 5: Explanation Owner Believes Proposal Would Be Beneficial

- Smaller sites, such as our project, carefully sprinkled throughout the township would have substantially less impact on township roads, municipal services, and the environment when compared to one massive development that will bury roads with traffic and decimate acres and acres of farms & forests.
- Our land is already zoned for residential use, our project will not remove commercially ratable land from the municipality. Existing zoning of all proposals should be considered as to not obliterate future ratables.
- We are proposing 20% of the total units to be set-aside rentals for affordable housing. According to the Rutgers Demographic Multiplier, only 6 public school age children will reside in our project. With our \$9,500,000 project assessment and only 6 kids in our project, our proposal is a ratable that will generate tax revenue for the municipality. Because our proposal does not include 3 bedroom townhomes like others might propose, we are a ratable!
- Little, if any, neighbor opposition. The majority of our property is bordered by preserved open space due to wetlands which mitigates any visual impact.
- Our property meets all the necessary criteria as an inclusionary development:
 - Immediate connection to sanitary sewer, electric, and gas
 - Only 600' to municipal water mains
 - We are in a state designated sewer service area
 - We are in the state planning area referred to as "PA-2"
- We have the NJDEP LOI, we're not guessing what part of our land is buildable like others might be doing in their concepts. What you see is what you'll get.
- Immediate access to Routes 28 and 22 which ensures what little traffic we generate will utilize these primary state highways and not secondary municipal roads.
- Heavily wooded, unique "L" shape, and gently sloping topography ensures that our community will not be visible from Lamington Road. On-site wetland buffers provide a heavily vegetated screen surrounding the community which minimizes any visual impact.
- In addition to providing 20% affordable housing, TJC is also offering a \$96,000 cash contribution. Please see Section 8 for details.

Section 6: Timing of the Proposed Development

TJC Homes, LLC is 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 site work, building the homes, then marketing and selling the homes. We are an all-in-one development and construction company.

We have an NJDEP Wetlands LOI which officially designates all wetland areas and their buffers. Many developers do not have this LOI and are probably 'guessing' wetland locations. Only a NJDEP LOI may declare wetlands, so any guessing on a concept plan could prove costly to Branchburg since more wetlands than originally guessed means less units – less units will then mean less Affordable units to Branchburg. With our concept plan, what you see is what you get as our plan respects all wetland areas and all steep slope ordinances.

Obtaining residential development entitlements in NJ is a lengthy process and involves multiple permits from municipal, county, state, and utility agencies. Since half the initial engineering work for our property is already done, and with Branchburg's help to expedite the municipal approval requirements, TJC could anticipate starting construction in as little as 11 to 17 months.

Section 7: Any monetary contribution required from Branchburg

TJC does not require any monetary contribution from the municipality.

Section 8: Any in-kind or monetary contribution to Branchburg

TJC Homes shall make a cash contribution of \$96,000 (equal to \$2,000 per market rate unit) to further help the township's affordable housing cause. This contribution is predicated on receiving all unappealable final approvals for a minimum 48 market rate units and 12 affordable units as proposed. TJC shall contribute \$2,000 upon receipt of each Certificate of Occupancy for the market rate units, there shall be no contribution for the affordable units.

Section 9: The proposed development is Intended To Be All Rented

This proposed community shall be all 100% rentable units, including the on-site Affordable component.

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.

2. Ewing Township, Mercer County – construction to begin summer 2017 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.

