



**CCST BUILDERS, INC.
COUNTRY CLASSICS
36 Brower Lane
Hillsborough NJ 08844-1270**

908 – 359-3276

FAX 908 – 359-3998

March 10, 2016

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

Subject: Affordable Housing Development Proposal

1. A. Lots 6 and 8 in Block 5.11 comprise the project. These lots are also known as Business Center at Branchburg Condos, Lots 6.02 and 6.03.
B. Zone O and Zone LD are the zones in which the property is located.
C. Vacant land is the current status.
D. Tax qualification is Condo.
2. Statement of Ownership (Affidavit of Title) – see attached.
3. We present two proposals for the Township to consider in its plan to meet Affordable Housing numbers:
 - A. First proposal to include the following:
 - 1) **34** townhomes to be rented or for sale.
 - 2) 7 townhomes to be Affordable units.
 - 3) 2 or 3 bedrooms per unit.
 - 4) See attached rendering and map depicting this plan.
 - B. Second Proposal to include the following:
 - 1) 96 apartments.
 - 2) 24 apartments to be Affordable.
 - 3) See attached rendering and map depicting this plan.

4. **Scott and Todd Van Cleef are the owners of this property (see attached sheet). They have built single-family, multifamily, and commercial projects throughout central New Jersey and eastern Pennsylvania since 1988, which were most frequently developed under the Country Classics name.**

Current projects include Fairway 28, a 51-unit apartment building in Bridgewater, NJ; Country Classics at Hillsborough, a single-family project that, at completion, will include 900 plus homes; Country Classics Legacy at Morgan Hill, an active-adult 127-townhome project located in Williams Township, PA; Country Classics Legacy at Readington, a 51-unit active-adult community in two buildings in Whitehouse Station, NJ.

M&T Bank is the lead lender, and Scott F. Kwiatek is the loan officer and will be able to answer any questions regarding their capabilities to develop this project. His contact information is:

**Scott F. Kwiatek |Vice President / Team Leader | Commercial Real Estate Finance
M&T Bank | 95 Highland Avenue, Suite 105 | Bethlehem, PA 18017-9424
T: 610.814.2144 | F: 610.814.0851 | C: 610.297.5567 | skwiatek@mtb.com**

5. **We are willing to provide more than 20% of the homes to be COAH designated. We feel the use blends in well with the surrounding uses and affords direct access to Route 22.**
6. **We would be seeking to obtain approvals immediately and to build the project as soon as all permits are granted.**
7. **There are no in-kind or monetary contributions required from Branchburg.**
8. **As stated previously, we would seek to either rent or make for-sale units out of the townhomes. We would certainly welcome the Township's input on what its preference would be. We look forward to sitting with the Township to develop a final plan that meets the Township's goals in its need to meet Affordable Housing requirements.**

hab


**C. Scott Van Cleef
Vice President / Secretary
Owner / Manager of Property**

Enclosures

AFFIDAVIT OF TITLE

STATE OF NEW JERSEY

SS.:

COUNTY OF SOMERSET

C. SCOTT VAN CLEEF and J. TODD VAN CLEEF say under oath:

- 1. Owners / Managers.** We are the sole owners and managers of France Associates, a New Jersey General Partnership. This partnership will be called the "company" and sometimes simply "it" or "its." It has offices located at 36 Brower Lane, Hillsborough, New Jersey 08844-1270. Each of us is fully familiar with the business of the company, a citizen of the United States, and at least 18 years old.
- 2. Representations.** These statements are true to the best of our knowledge, information, and belief.
- 3. Company Authority.** The company is the only owner of property located at Block 5.11, Lots 6 and 8, also known as Business Center at Branchburg Condos, Lots 6.02 and 6.03, located in the Township of Branchburg, County of Somerset, New Jersey.
- 4. Ownership and Possession.** It has owned this property since December 28, 2012. Since then no one has questioned its right to possession or ownership. The company is in sole possession of this property.
- 5. Liens or Encumbrances.** It has not allowed any interests (legal rights) to be created which affect its ownership or use of this property. No other persons have legal rights in this property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. The company does not have any pending lawsuits or judgments against it or other legal obligations which may be enforced against this property. It does not owe any disability, unemployment, social security, municipal, or alcoholic beverage tax payments. No bankruptcy or insolvency proceedings have been started by or against it, nor has it ever been declared bankrupt. No one has any security interest in any personal property or fixtures on this property.

FRANCE ASSOCIATES

Signed and sworn to before me on
March 10, 2016


C. SCOTT VAN CLEEF, Owner/Manager



CATHERINE WOODWARD
NOTARY PUBLIC OF NEW JERSEY
ID # 2301170
My Commission Expires 01/01/2017


J. TODD VAN CLEEF, Owner/Manager

Building Homes & Relationships.



Owners of
Country Classics
Homebuilders

Scott and Todd
Van Cleef

Since 1988, Country Classics has been dedicated to building superior homes and developing inviting neighborhoods designed to exceed the expectations of its customers. Listening to and working closely with homebuyers and addressing their individual needs has kept us in business for more than two decades, and has earned us a reputation that is unequaled in this area as we continue to raise the standard of excellence in construction quality, design innovation, and outstanding value.

As a family-owned business, we understand how the needs of homebuyers can vary greatly. We adapt our proven capabilities and vast experience to fulfill the dreams of our customers on an individual basis. While we have already welcomed more than 1,000 delighted homebuyers to more luxury, more comfort, and more convenience, the home we build for you is the most important. Brothers Scott and Todd Van Cleef feel a sense of pride helping clients achieve the goal of home ownership. Both agree that there is a tangible value in watching families grow up and enjoy their lives in homes Country Classics has built for them.

Scott and Todd maintain the core beliefs that distinguish us as a builder offering

uncompromising quality, personalized customer services, and dedication to details. Both Scott and Todd hold Bachelor Degrees in Business & Economics from Lafayette College in Easton, PA, while Scott also received a Masters Degree in Real Estate Development & Finance from New York University. Scott and Todd, along with the entire Country Classics team, have earned high praise from the most prestigious building organizations, as well as from satisfied customers. These homeowners now reside in award-winning Country Classics communities in New Jersey and Pennsylvania that they are proud to call home.

All of us at Country Classics look forward to building your dream home!



Conceptual Townhome Rendering

Scale: Not to Scale

Proposed Multi-Family Branchburg

Branchburg Township, New Jersey



HOLLIDAY ARCHITECTS
Incorporated
Jackson Commons, Suite A-4
30 Jackson Road
Medford, NJ 08055
609.953.5373
FAX 609.953.5377

SK-1

Project #: CCL-16004
March 7, 2016





Conceptual Apartment Building Rendering

Scale: Not to Scale

Proposed Multi-Family Branchburg

Branchburg Township, New Jersey

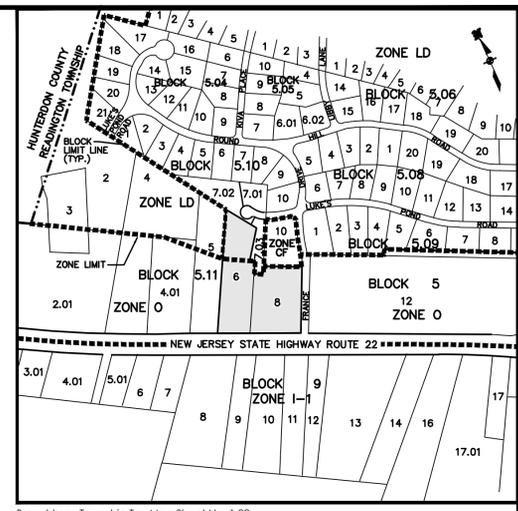
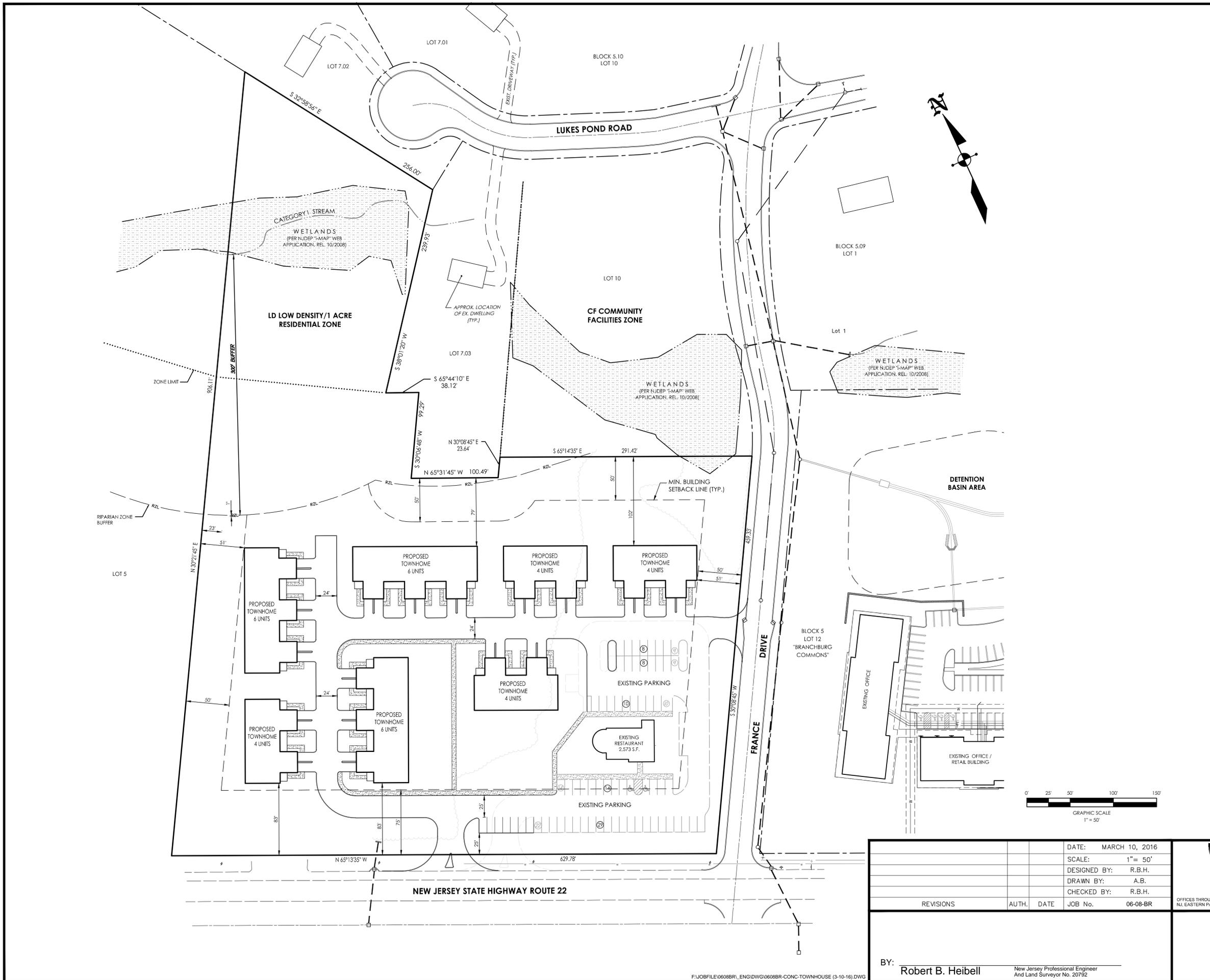


HOLLIDAY ARCHITECTS
Incorporated
Jackson Commons, Suite A-4
30 Jackson Road
Medford, NJ 08055
609.953.5373
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SK-2

Project #: CCL-16004
March 7, 2016





Branchburg Township Tax Map Sheet No. 1.02
KEY MAP
 SCALE: 1" = 600'

ZONING REQUIREMENTS - O OFFICE ZONE

	INDIVIDUAL LOT REQUIREMENTS
MINIMUM LOT AREA	5,000 AC.
MINIMUM FRONT YARD SETBACK	75 FT.
MINIMUM SIDE YARD SETBACK	30 FT.
MINIMUM REAR YARD SETBACK	75 FT.
MINIMUM LOT WIDTH AT SETBACK	200 FT.
MAXIMUM TOTAL IMPERVIOUS COVERAGE	50 %
MINIMUM SETBACK FROM A RESIDENTIAL ZONE BOUNDARY LINE	50 FT.
MAXIMUM BUILDING HEIGHT	3 1/4 STORIES/ 45 FT.

PARKING SCHEDULE

2.0 SPACES PER 1 UNIT REQUIRED	
TOTAL PARKING REQUIRED: 34 UNITS X 2.0 SPACES	= 68 SPACES
PROVIDED:	
PROPOSED	= 68 SPACES
EXISTING	= 62 SPACES @ RESTAURANT
TOTAL	= 130 PARKING SPACES

PLAN REFERENCE:
 BUSINESS CENTER AT BRANCHBURG CONDOMINIUM PLAN,
 PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES AS
 REVISED MAY 30, 2008.

REVISIONS	AUTH.	DATE	JOB No.	06-08-BR

Van Cleef ENGINEERING ASSOCIATES
 Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

32 BROOKER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844
 EMAIL: VCCNJ@VCEA.ORG WEB: WWW.VCEA.ORG
 PHONE (908) 359-8291 FAX (908) 359-1580 NJ LLC CERT. No. 24GA28132300

OFFICES THROUGHOUT NJ, EASTERN PA AND DE

DATE: MARCH 10, 2016
 SCALE: 1" = 50'
 DESIGNED BY: R.B.H.
 DRAWN BY: A.B.
 CHECKED BY: R.B.H.

BY: **Robert B. Heibell**
 New Jersey Professional Engineer
 And Land Surveyor No. 20792

TOWNHOME CONCEPTUAL SITE PLAN
 PREPARED FOR
LOTS 6 & 8 IN BLOCK 5.11
 SITUATED IN
**BRANCHBURG TOWNSHIP,
 SOMERSET COUNTY, NEW JERSEY**