

REQUEST FOR REDEVELOPER DESIGNATION AND FINANCIAL AGREEMENT

Request For Redeveloper Designation and Financial Agreement:

291 Bonnie Burn Road

Watchung, NJ 07069

7403 aka Block 74.03 Lot 5 & 10 and Block 7402 aka Block 74.02 Lot 19.01 & 19.02

Submitted by:

Sterling Watchung, LLC

Contact Person:

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1. DEVELOPER BIO AND EXPERIENCE

STERLING PROPERTIES – ABOUT US

FOR OVER 25 YEARS OUR WHOLE HOME APPROACH TO DEVELOPMENT MEANS CAREFUL OVERSIGHT OF EVERY DETAIL FROM MUNICIPAL APPROVALS AND GROUNDBREAKING DAY UNTIL WELL PAST THE RIBBON CUTTING.

LAND ACQUISITION

Sterling Properties begins every project by selecting an ideal location – a process informed by decades of experience transforming communities through innovations and foresight.

DEVELOPMENT

Long before breaking ground, we conceive and engineer each aspect of a development with exacting precision and meticulous planning. Sterling currently has over 700 dwelling units in the development pipeline.

CONSTRUCTION

We are committed to quality and strive to use only the very best materials and most modern techniques, including LEED certified Green Building practices. The attention to every detail of every home we create is our legacy of enduring quality. Sterling currently has over 500 luxury rental residences under construction.

MANAGEMENT

At Sterling Properties, we understand and service all the needs of a community. We possess the necessary expertise to seamlessly, efficiently, and effectively manage our growing portfolio of properties at the highest level. Sterling currently owns and manages over 20 communities and 2,300 apartments.

DEVELOPMENT PORTFOLIO

RENTAL COMMUNITIES

The Avenue at South Orange	Metro Woodbridge	Station Ct at Berkeley Heights
Belclair at Montclair	MillPond at Franklin Lakes	Sterling Parc at Middletown, NY
The Gables Mt. Laurel	One William	The Vestry
Columbia Court at Springfield	RiverBend at Florham Park	Wellsbrook at Neptune
Evan's Mill	Riverbend at Wappingers Falls	Whispering Ct at Berkeley Heights
The Crossings at Ewing	Rivergate Bordentown	Willow Court at Chatham
Lafayette Court at Morristown	Southgate Middletown	Central and Oak at East Rutherford
Metro Rahway	SOMA	REVA Rahway

SINGLE-FAMILY COMMUNITIES

Afton Hills at East Hanover	The Legends at Purchase, NY	Sterling Grove at Bridgewater
Amber Woods at Bridgewater	The Legends at Livingston	Sterling Hill at Parsippany
Autumn Crest at Long Hill	Northbridge at Bridgewater	Sterling Hunt at Branchburg
BelleGrove at Bernards Twp.	Oak View Estates at Hanover	Sterling Oaks At Lower Nazareth
Canoe Brook at Livingston	Park Lane at East Hanover	Sterling Ridge at Long Hill
Chestnut Ridge at Bernardsville	Park Lane at Hanover	Sterling Walk at Middletown
Country Walk at Bridgewater	Patriots Way at Middletown	Sterling Woods at West Caldwell
Essex Crest at West Orange	Skyview at Long Hill	Sterling Woods at Hanover
Ford Hill Estates at Hanover	Sterling Chase at Hanover	Sunset Ridge at Bridgewater
Forest Hill at Hanover	Sterling Estates	Windemere at Hanover

TOWNHOME/ CONDOMINIUM

The Brownstones at Morris Township	James Street Commons	Tierra del Sol, Jupiter, FL
The Brownstones at Essex Falls	Kingfield Rye Brook	Whispering Way at Berkeley Heights
The Chatham, Chatham, NJ	Lamington Falls at Tewksbury	The Willows at Chatham
Chestnut Run at Long Hill	Orchard Hill at Upper Saddle River	Riverbend at Piscataway
Excelsior at Mare	Sterling Green at Fairfield	Roseville at Chatham
Fieldstone at Wyckoff	Terra Nova at Westport, CT	

ACTIVE ADULT COMMUNITIES

Sterling Mist at Parsippany	Ventana at Lawrenceville	The Woods East Windsor
Sterling Pointe at Franklin Township	Viera at Hanover	

OFFICE AND RETAIL

Eagle Rock Commons	Belclair	Morgan Center
Warren Village	Verdana Commons	
Shoppes at Sterling Parc	Windemere 287	

TIMELINE OF RECENT AWARDS

2018

GARDEN STATE AWARDS

Award in Excellence
in Curb Appeal

Riverbend at Florham Park
Belclair at Montclair
The Woods at East Windsor

2016

SAM AWARDS

Rivergate Bordentown

Best Home with Rent
Under \$2,000

2014

SAM AWARDS

Verdana

Best Home with Rent
Under \$2,000
Community of the Year
Best Marketing Strategy for a
Rental Community
Best Clubhouse in a
Rental Community

2011

SAM AWARDS

Community of the Year
The Avenue at South Orange

CBRA AWARDS

Community of the Year
The Avenue at South Orange

2007

SAM AWARDS

Million Dollar Sales Club (x 3)

Award of Excellence
**Community Builders
Association**
Viera at Hanover Township

Award of Excellence
**Community Builders
Association**
**Rose Vallé at
Chatham Township**

2020

SAM AWARDS

Marketing Director of the Year

Community of the Year



2017

SAM AWARDS

The Woods at East Windsor

Adult Community of The Year

2015

GARDEN STATE AWARDS

Award of Excellence in
Property Management

Riverbend at Florham Park
Columbia Court

Award of Excellence in
Curb Appeal

Belclair at Montclair
Millpond at Franklin Lakes
Riverbend at Florham Park

2013

GARDEN STATE AWARDS

Award of Excellence in
Curb Appeal

Belclair at Montclair
Millpond at Franklin Lakes
Columbia Court
The Crossings at Ewing
Metro Woodbridge

Award of Excellence in
Property Management

Belclair at Montclair
Millpond at Franklin Lakes

2008

SAM AWARDS

Marketing Director of the Year

Community of the Year
**Community Builders
Association**
**Rose Vallé at
Chatham Township**

Best Managed Property
**New Jersey
Apartment Association**
Millpond at Franklin Lakes

Management Company
of the Year
**Community Builders
Association**
Millpond at Franklin Lakes

Award of Excellence
**New Jersey
Apartment Association**
The Crossings at Ewing

2006

SAM AWARDS

Best Interior Merchandising
Sterling Mist at Parsippany

Best Interior Merchandising
Ventana at Lawrenceville



Sterling Properties
NJAA 2016 Management Company Of The Year

FEATURED DEVELOPMENT:

SOMA
SOMERVILLE, NJ
69 APARTMENTS
COMPLETED 2020
TOTAL PROJECT COST \$16,000,000



FEATURED DEVELOPMENT:

SOMA
LEED GOLD



FEATURED DEVELOPMENT:

CENTRAL & OAK
EAST RUTHERFORD, NJ
208 APARTMENTS
COMPLETE DATE 2021
TOTAL PROJECT COST \$57,000,000



FEATURED DEVELOPMENT:

**CENTRAL & OAK
EAST RUTHERFORD, NJ
208 APARTMENTS
AMENITIES**



FEATURED DEVELOPMENT:

THE VESTRY
MONTCLAIR, NJ
46 APARTMENTS
COMPLETED 2020
TOTAL PROJECT COST \$15,000,000



FEATURED DEVELOPMENT:

THE VESTRY
MONTCLAIR, NJ
46 APARTMENTS
COMPLETED 2020
LEED GOLD



FEATURED DEVELOPMENT:

THE VESTRY
MONTCLAIR, NJ
46 APARTMENTS
COMPLETED 2020
LEED GOLD



FEATURED DEVELOPMENT:

EVANS MILL
CHERRY HILL, NJ
152 APARTMENTS
COMPLETED 2019
TOTAL PROJECT COST \$37,000,000



FEATURED DEVELOPMENT:

EVANS MILL
CHERRY HILL, NJ
152 APARTMENTS
COMPLETED 2019
TOTAL PROJECT COST \$37,000,000



2. TEAM COMPOSITION

Architectural and Engineering Professionals

MINNO ■ WASKO
ARCHITECTS AND PLANNERS

Minno & Wasko

MINNO & WASKO Architects and Planners is a seventy five person design firm with twenty six registered architects and engineers based in Lambertville and Newark, New Jersey. The firm specializes in private sector, large, mixed-use redevelopment projects that have significant residential components. Many of MINNO & WASKO's projects reflect client relationships that span more than fifteen years, including Sterling Properties. The firm's work is located in the Northeast corridor with projects in New Jersey, New York, Pennsylvania, Connecticut, Massachusetts, Delaware, Virginia and New Hampshire.

Bowman
CONSULTING

Bowman Consulting

Bowman Consulting provides civil engineering, planning, surveying, environmental, landscape architecture, water/wastewater engineering, and transportation services to a variety of public and private markets throughout the United States. It also offers particular expertise in zoning, economic development and in land development/building regulations at the local, state and federal levels. The work of the firm includes commercial, industrial, educational, residential, retail, health care, recreational, utility, municipal, and federal projects. Bowman Consulting is headquartered just west of Washington, D.C. in Chantilly, Virginia.

THANK YOU FOR YOUR CONSIDERATION

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