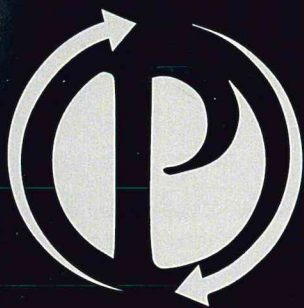
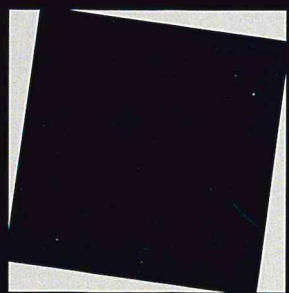


**COLLINGSWOOD ATLANTIC AVENUE
(WATER TOWER) TRANSIT VILLAGE
REDEVELOPMENT PROJECT
COLLINGSWOOD, NEW JERSEY
REQUEST FOR QUALIFICATIONS
AND CONCEPT PROPOSALS
FOR REDEVELOPER**

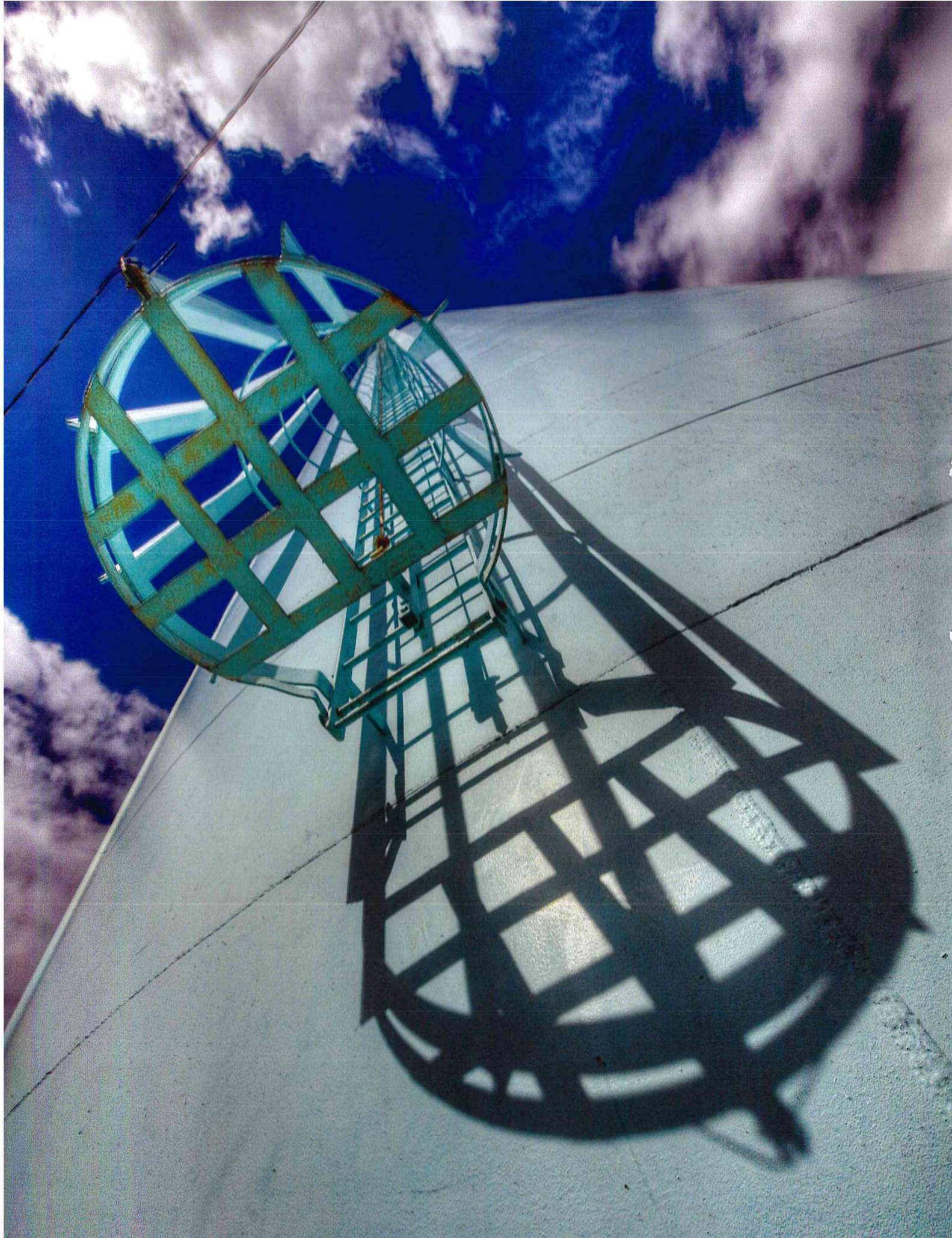
MARCH 15, 2024



**PERON
DEVELOPMENT**



**USA
ARCHITECTS**



MARCH 15, 2024

Mayor James Maley
Borough of Collingswood
Borough Hall
678 Haddon Avenue
Collingswood, New Jersey 08108

Dear Mayor Maley,

Peron Development (Peron) is pleased to submit this RFQ response for the redevelopment of the Collingswood Atlantic Avenue (Water Tower) Transit, Village Redevelopment Project. Peron has extensive experience in urban and suburban redevelopment of mixed use commercial, retail, residential housing, and structured parking. We believe the concepts outlined in this proposal can represent some of the highest and best uses of the Site and we are eager to work with the Borough of Collingswood to plan and design a project that best balances the challenges of density, height, site constraints and parking. Peron Development has assembled the right professionals to design, construct and occupy the parcel with development that is compatible with the surrounding urban core.

Residential tenants of the new building will have access to luxury amenities including a 24/7 gym, coworker space, resident lounge and game room, business center and a rooftop terrace with spectacular views of Collingswood and the Philadelphia skyline. The design seeks to complement the existing historic charm of downtown Collingswood. We believe this development will help meet the strong demand for market-rate and affordable residential units demonstrated in Collingswood. Our optimism about this project reflects the popularity of downtown Collingswood and the strong desire we see among residents to live in a vibrant, walkable, urban lifestyle. Located just one block from Haddon Ave, this development will benefit from Collingswood's strong retail and restaurant scene and in turn, will support these small businesses and enhance the overall downtown environment by generating more foot traffic and activity. Infill development on these parcels must offer a mix of uses which will compliment both the business district and the community as a whole.

Peron has significant experience working with the public sector in developing downtown infill mixed use development and has previously been a designated Redeveloper in Bethlehem and Easton, PA, as well as Burlington NJ. Peron and USA Architects have developed more than \$150 million of mixed use development projects together. This is a team that has repeatedly demonstrated the ability to execute. Peron has the financial stability and capabilities to self-fund the proposed development.

We believe that these proposed concepts enhance the downtown while providing significant value to the Bourough of Collingswood. Thank you for the opportunity to respond to this RFQ.

Sincerely,



Michael Perrucci, Founder and Partner
Peron Development





CONTENTS

3 Cover Letter

SECTION A

TEAM PROFILES

SECTION B

DEVELOPER INFORMATION FORM

21 Borough Developer Information Form

SECTION C

**RELEVANT
EXPERIENCE**

SECTION D

REFERENCES

59 References

60 Letter of Reference

SECTION E

REDEVELOPMENT CONCEPTS

64 Redevelopment Concepts

CONCEPT 1

65 Site Plan

66 Floor Plans

69 Haddon Avenue Perspective

70 Atlantic Avenue Perspective

72 Park Perspective

73 North East-Facing Birds-Eye View

74 South Facing Birds-Eye View

CONCEPT 2

75 Site Plan

76 Floor Plans

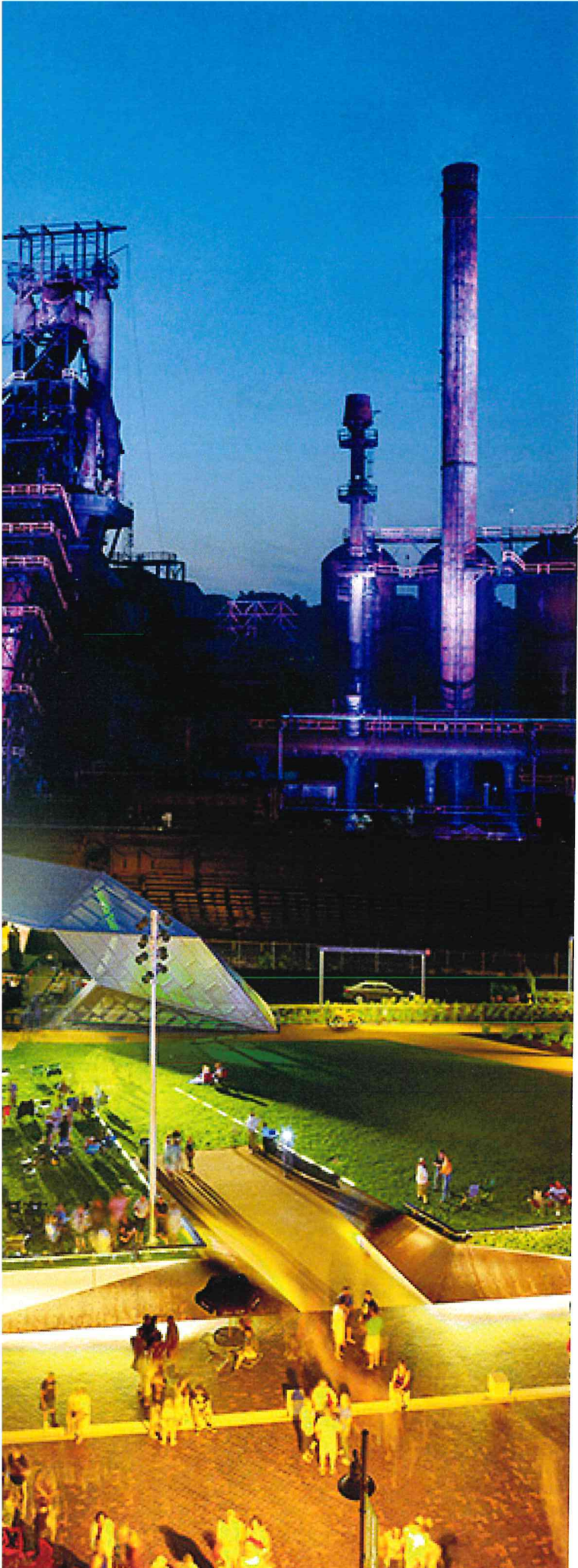
83 Haddon Avenue Perspective

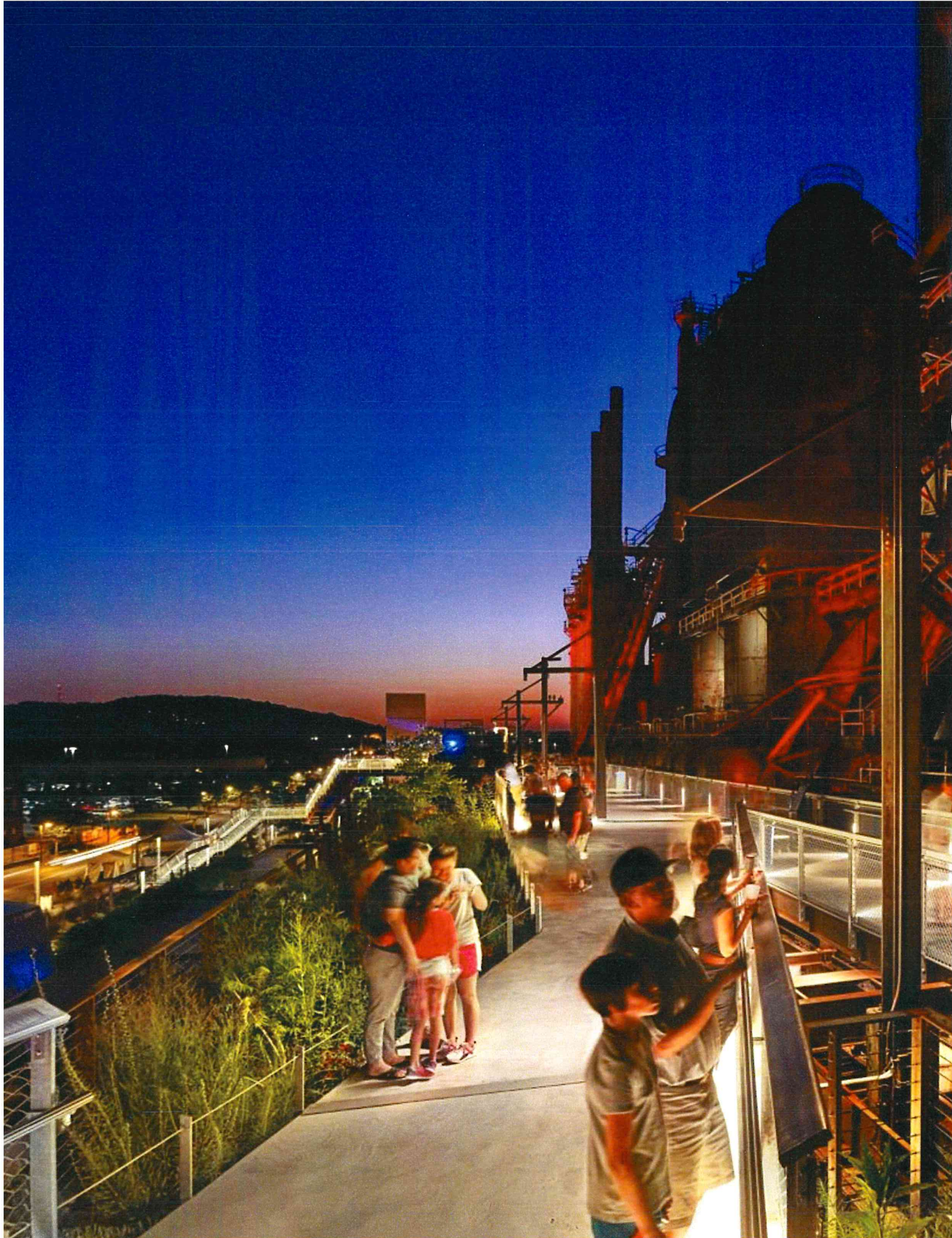
84 Atlantic Avenue Perspective

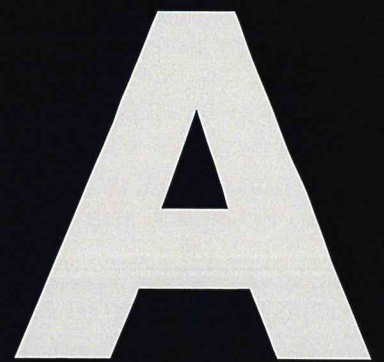
85 Park Perspective

86 North East-Facing Birds-Eye View

87 South Facing Birds-Eye View







TEAM PROFILES



Peron Development

Peron Development is best known for its innovative BethWorks development which converted the rusting remains of Bethlehem Steel into an entertainment resort that today attracts 9 million visitors a year while preserving the history and character of the site.

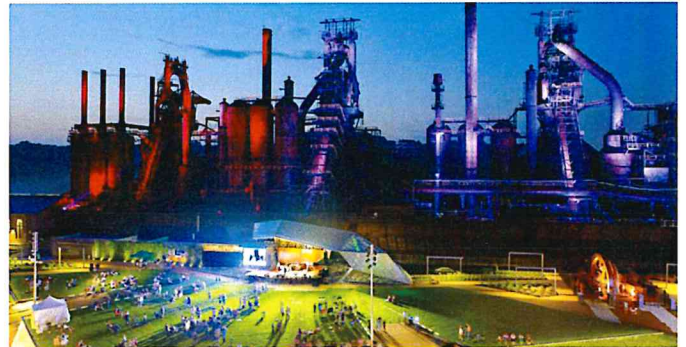
From Rust to Renewal

Bethlehem Steel Corp. was the country's second largest steel producer. It built a ship a day during World War II and provided steel for Alcatraz Island and the Golden Gate Bridge. Most of the New York City skyline got its steel from Bethlehem, and the company's innovative I-beam allowed the city to build up. But in 1995, the blast furnaces went cold when steel making at the home plant ceased. By 2003, the company was bankrupt leaving behind an 1,800 acre brownfield.

A group of developers led by Michael Perrucci and Peron Development saw potential in the history and architecture of the site. While brownfield redevelopment does not come without challenges, the partners leveraged private dollars with public funding sources, worked with nonprofits and are successfully bringing the site back to life.

Today that brownfield is a bustling arts and entertainment campus that includes a casino, multiple concert venues, a movie theater, a community college and a museum alongside parks and public spaces. The redevelopment is home to the ArtsQuest Center, the National Museum of Industrial History, Northampton Community College, Levitt Pavilion, Bethlehem Landing Visitors Center, and the Hoover-Mason Trestle elevated walkway. None of this transformation would be possible without the vision of Michael Perrucci who led Peron Development to form partnerships and leveraged private dollars with public funding to bring the site back to life.

About 50 percent of the property is revitalized with a mix of adaptive reuse and new construction projects. Peron has since been named a municipal designated redeveloper of South Amboy, Phillipsburg, Burlington, and Jersey City in New Jersey, and Bethlehem and Easton in Pennsylvania. Peron's \$400 million portfolio includes a variety of projects from new construction apartments to adaptive reuse restaurants. Peron's most recent projects total over \$150 million.



LEVITT PAVILION | Bethlehem, PA



HOOVER-MASON TRESTLE | Bethlehem, PA



BETHLEHEM LANDING | Bethlehem, PA



SANDS CASINO RESORT | Bethlehem, PA



USA Architects

USA's roots run deep in public-private architecture. We understand that design and functionality of community structures is vital—because these buildings are the foundation of our society and serve as the backbone of our economy, security, and health. For over three decades, USA Architects has provided innovative solutions for public-private projects for local government. We understand that clients are looking for design partners that help them support their local communities and drive economic growth. The outcome of a project must be distinctive and resolute. As your design partner, we understand that your project must manifest into an environment that fosters human centeredness: welcoming places to live and to enjoy a stroll down main street; a place that welcomes potential new businesses and opens their minds to the possibility of growth and greater economic prosperity; and a design that is focused on preserving verdant, open spaces and protective of ecosystems that offer balance and beauty to its people.

Our firm's architects, planners, interior designers, and a fully dedicated construction administration department, work seamlessly together to deliver your project with a high degree of professionalism and performance.

We're creating meaningful places for working, living, and learning. And though we create them in a specific context of time, place, and space, they deliver lasting value.

CORE SERVICES

- + architectural design
- + feasibility studies
- + facility assessments
- + long range facilities planning
- + master planning + site planning
- + interior design, space planning, FF&E installation coordination
- + code analysis + compliance
- + building + site inspection
- + construction administration
- + building envelope forensics analysis
- + building envelope commissioning
- + historic restoration
- + sustainability + wellness



THE ARMORY | Bethlehem, PA



NORTH STAR
Construction Management Inc.

North Star Construction Management Inc.

North Star Construction Management is a premier full-service construction firm, serving multiple industries throughout the mid-Atlantic region since 1986. Based in Allentown, Pa., North Star is widely recognized as a leading U.S. commercial builder, having developed more than 10 million square feet of space from New York to Maryland.

Boasting a team of highly experienced project managers, engineers, architects and designers, North Star distinguishes itself by partnering with customers from planning to design to delivery, offering unique insights and transparency in pricing along the way. From large office towers to custom fit-outs, from detailed healthcare facilities to industrial warehouse space, no project is too big or too small. President Craig

Johnson and Executive Vice President Andrew Miller maintain the company culture established by North Star founder Jim Gentile, who valued trustworthy relationships, thoughtful execution and creative problem-solving. North Star's recently completed projects include Five City Center, a 13-story, 300,000-square-foot office building in downtown Allentown, PA; a 4-story state-of-the-art Audi dealership in Ft. Washington, PA; a 1.8 million- square-foot industrial warehouse in Edison, NJ; and a 169 unit luxury apartment building, Center Square Lofts East in downtown Allentown, PA



CENTER SQUARE LOFTS EAST | Allentown, PA



Mike Perrucci

Owner

Mike Perrucci is co-founder and partner of Florio Perrucci Steinhardt & Capelli. He is the owner of Peron Development, Inc., as well as a board member at ArtsQuest Foundation and Minsi Trail Boy Scouts. Perrucci spent 35 years as a litigator on federal and state cases involving corporate, commercial and personal injury cases that range into the millions of dollars. Additionally, because of his interest in real estate development, Mike has also developed an expertise in real estate related matters such as land use, zoning, municipal, environmental, contracts and banking law.



Rob De Beer

Director Of Development

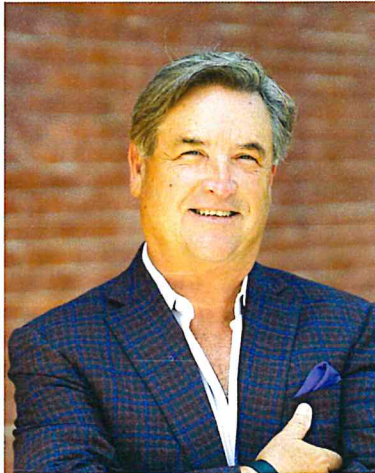
Rob de Beer has served as Director of Development at Peron Development, Inc., for more than 15 years. He has managed the entitlement and approval process for over \$150 million worth of projects in New Jersey and Pennsylvania. Rob oversees all levels of real estate development, including the sourcing of land, negotiation of purchase agreements, project financing, planning, design and regulatory approvals.



John Callahan

Director Of Business Development

John Callahan is Director of Business Development for Peron Development. For over 9 years he has lead the development of \$140 million in mixed use projects, with an additional \$270 million of development in the pipeline. Projects include the Social Still, the Armory, the Seville, the Confluence, and Pearl Pointe in Burlington, NJ. He has been instrumental in securing over \$15 million of RACP state funding. Prior to Peron, John served for 10 years as Mayor of Bethlehem, Pa. where he ushered in more than \$2.2 billion in economic development which led to the creation and retention of more than 5,500 jobs. Projects included the Sands Casino, LVIP VII and Steelstacks. He also secured for Bethlehem the City Revitalization and Improvement Zone (CRIZ). He has been a leading advocate for smart growth, sustainability and innovation. He was awarded the 2009 Governor's Award for Local Government Excellence, in part for his efforts as President of the Pa. League of Cities and Municipalities.



Paul R. Swartz, AIA, PP

CEO | Project Executive

In his role as Project Executive, Paul affirms the firm's promise of "always remaining true" to our clients - and consultants - by being invested, staying connected and fiercely advocating for delivering the highest level of service. He is a founding principal and a trusted architect and advisor to public institutions, as well as corporate clients who rely on his unified vision and values. He guides his clients through a discovery process of their existing and future operational needs to determine plans for consolidation, renovation and new construction projects, and the requirements necessary to bring facilities up to 21st century standards. His design aesthetic is crafted wholly by the goals and vision of each individual project, which creates a dynamic design that is responsive to the unique needs of his clients.



Matt Ulassin, AIA

Project Manager

Matt is consistent in completing projects on schedule, within (or under) budget and leveraging construction document information using web-based task tools. He is capable of completing projects without change orders, using vigorous construction document quality control. Matt is well-versed in Building Information Modeling (Revit) and AutoCAD, and uses his expertise to create different types of visualizations that articulate design intentions clearly to the client.



NORTH STAR

Construction Management Inc.



Craig Johnson

President

Craig Johnson's 30+ year experience at North Star has been spent focusing on Continued Corporate Improvement allowing the business to enjoy consistent controlled growth since 1986. Craig makes sure the company preserves the values and work ethic that has made the company special. Finding better solutions is an underlying theme at North Star and we are always looking for ways to improve Project outcomes. Craig is active in leading pre-planning teams for projects and offering input and advice. Craig received his Architectural Engineering Degree from Penn State University.



Andrew Miller

Executive Vice President

Since graduating from Lafayette College in 2004 with a double major in Economics & Business and AB Engineering, Andrew has proven himself to be an invaluable member of North Star's team. He has developed a specialty for conceptual planning, budgeting, and estimating for large, complex and fast-tracked projects. He has headed North Star projects for Seagis Property Group, City Center Investment Corp, Trammel Crowe Co., Amazon, and other large development groups. Andrew has successfully administered projects through LEED and Energy Star programs.



B

**DEVELOPER
INFORMATION FORM**

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BOROUGH DEVELOPER INFORMATION FORM

DEVELOPER

- A. Legal Name of Developer: Peron Development LLC
- B. Corporation, Partnership of Sole Proprietorship: Partnership
- C. Date of Establishment: 2016 State : Pennsylvania
- D. Address of Developer: 91 Larry Holmes Drive, Suite 200
Easton, PA 18042
- E. Telephone #: 610-216-0208
- F. Fax # _____
- G. E-mail Address: mayorcallahan@gmail.com
civicpropertymanagement.c
- H. Website Address: om
- I. Name of Contact: John Callahan Title : Director of Development
- J. Other Members of Developer's Team:
- K. Names, addresses, title or position (if any), and nature and extent of the interest of the officers and principal members, shareholders and investors of the Developer, must be set forth as follows:
1. If the Developer is a corporation, the officers, directors or trustees, and each stockholder owning more than 10 percent of any class of stock.
 2. If the Developer is a non-profit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body of the organization.
 3. If the Developer is a partnership, each partner, whether general or limited partner, and either the percent of interest or a description of the character and extent of interest or ownership of the partnership.
 4. If the Developer is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of such interest.

5. If the Developer is some other entity, the officers and each person having an interest of more than 10 percent.
6. State any relationship or interest, either direct or indirect with any member of the governing body of the Borough of Collingswood, the County of Camden or any of its agencies or authorities, the State of New Jersey or any of its agencies or authorities.

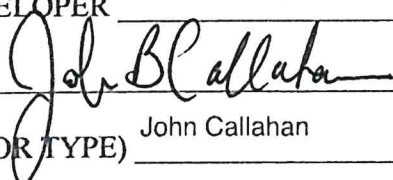
CERTIFICATION

The undersigned is a duly appointed officer of the Developer and has reviewed, understands and accepts the terms and conditions of this Request for Qualifications and Expression of Interest as set forth herein. The undersigned further affirms that he/she is authorized to submit this response to the Borough of Collingswood and the DRPA/PATCO. The Developer understands that this response is a public document and is subject to public disclosure under the New Jersey Open Public Records Act and other common and applicable laws.

The undersigned further acknowledges that the Developer has had an opportunity to visit the site of the Redevelopment Project, has familiarized itself with the legal requirements applicable to the Redevelopment Project, has made an independent investigation it deemed necessary and has satisfied itself as to all conditions affecting cost or performance of the Redevelopment Project.

I, THE UNDERSIGNED, BEING DULY SWORN UPON MY OATH SAY: The information contained in the response and in all attachments submitted herewith is to the best of my knowledge and belief true, accurate and complete. I have the authority to submit this response to the Borough on behalf of the Developer. I understand that if such information is willfully false, I am subject to criminal prosecution under N.J.S.A. 2C: 28-2 and that the Borough and DRPA/PATCO, at their sole discretion, may reject or make any decision within their power on the selection of Developers under this redeveloper selection procedure.

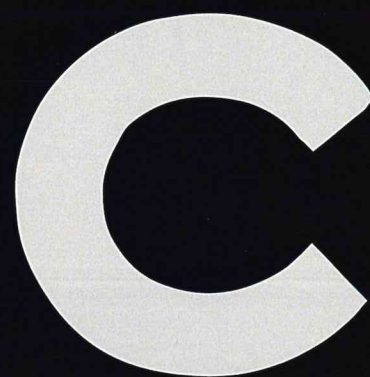
NAME OF DEVELOPER Peron Development

SIGNATURE 

NAME (PRINT OR TYPE) John Callahan

TITLE Director of Development

DATE 3/13/24



**RELEVANT
EXPERIENCE**



Location

Bethlehem, PA

Completion

2017

Project Cost

\$24M [19.2M Debt, 4.8M Eq.]

Project Size

123,500 sf
 Total Units: 95
 1br Units: 74
 2br Units: 21
 15,500 sf of
 ground floor retail

Contact

Robert DeBeer
 Director of Development
 Peron Development LLC
 484.626.4020

FIVE10 FLATS

Mixed-Use Development

Five10 Flats is a 4-story mixed-use residential development in Bethlehem’s South Side. The building is 123,500 sf market-rate, high-end apartment units, with on-site surface parking and elevator access. The ground level has 15,500 sf of restaurant and retail space with frontage along the bustling 3rd Street corridor. 510 Flats includes a fitness center and community room for building tenants. Other amenities include a rooftop deck with spectacular views of the Bethlehem Steel blast furnaces, ground level bicycle storage and a pet washing area. Ground floor retail includes Starbucks, Mr. Lee’s Noodles, and El Jefe Taco Shop. The exterior of the buildings is designed with the surrounding context in mind, using brick and faux limestone to echo the exterior of the adjacent Bethlehem Steel buildings. The strong industrial tones created by these materials allow the building to mesh well with its surroundings. This urban infill project makes use of brownfield space in the Bethlehem downtown area, the site of many recent development projects. It is within proximity to Lehigh University and the Wind Creek Casino.







Location

Bethlehem, PA

Completion

2020

Project Cost

\$35M [28M Debt, 7M Eq.]

Project Size

110 apartment units
 50,000 sf retail
 63,000 sf office space

Contact

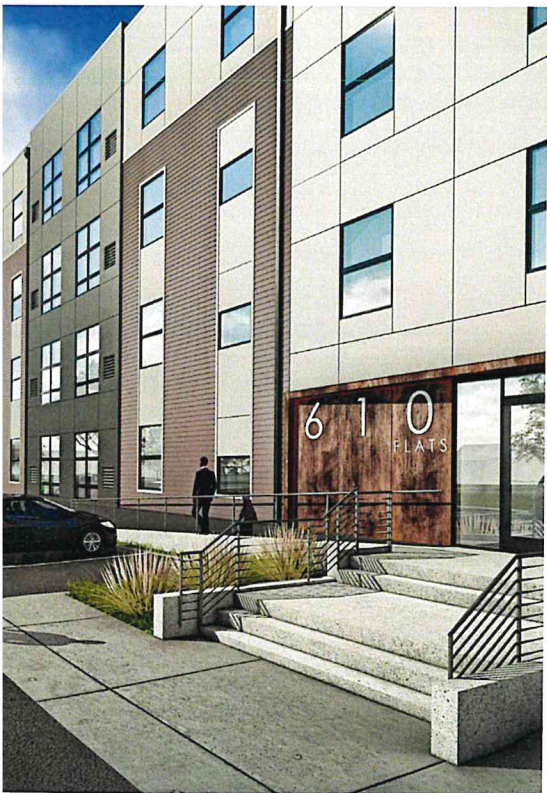
Robert DeBeer
 Director of Development
 Peron Development LLC
 484.626.4020

SIX10 FLATS

Mixed-Use Development

This new mixed-use project—Six10 Flats—is Phase 2 of the original Five10 Flats development. This property offers over 100,000 sf of market-rate, high-end apartment units of over four stories, with on-site parking and elevator access. The ground level holds over 15,500 sf of restaurant and retail space with frontage along the bustling 3rd Street corridor, and includes a fitness center and community room for building tenants. Other amenities include a rooftop deck with spectacular views of the Bethlehem Steel blast furnaces, ground level bicycle storage and a pet washing area. The exterior of the buildings is designed with the surrounding context in mind, using brick and faux limestone to echo the exterior of the adjacent Bethlehem Steel buildings. The strong industrial tones created by these materials allow the building to mesh well with its surroundings. This urban infill project makes use of brownfield space in the Bethlehem downtown area, the site of many recent development projects. It is within proximity to Lehigh University and the Wind Creek Casino.











Location

Bethlehem, PA

Completion

2022

Project Cost

\$19M [15.2M Debt, 3.8M Eq.]

Project Size

120,000 sf

75 units

Contact

Robert DeBeer

Director of Development

Peron Development LLC

484.626.4020

BETHLEHEM ARMORY

Multi-Family Development (Adaptive Re-Use)

The Bethlehem Armory Apartments are the latest addition to the historic Bethlehem Armory, breathing contemporary life into the former National Guard facility. Originally built in 1930, the art deco brick drill hall stands atop the sloped site, highlighted by bays of tall, inset windows with piers in between, exposed concrete foundations, and a classic, orange-burgundy brick laid in intricate patterns. One-story additions were made in 1938 and 1968, mostly to address facility needs, which retained the original integrity of the design and provided a connection to the lower portion of the site.

The 75-unit apartment addition continues to retain that original art deco design intent, utilizing the same bays of tall, divided light windows to the apartments. Inset balcony bays further this concept, creating rhythmic building geometries similar to that of the Armory. As the addition continues down the hill from the garage additions, the tonal values of the upper half of the apartments are similar to the original brick colors. Where the addition extends below the original building, a darker burgundy brick base complements the existing brick and provides an intriguing water-table affect on the new building. Exposed concrete foundation continue as the building cascades down the hill, to a formal, contemporary entrance and canopy with full-height divided light storefronts, opening the corner apartments to fantastic views of the South Side.









Location

Easton, PA

Completion

February 2022

Project Cost

\$16M [12.8M Debt, 3.2M Eq.]

Size

84,000 sf

- 37 one-bedroom units
- 33 two-bedroom units
- 1,800 sf of retail space

Developer

Robert DeBeer
 Director of Development
 Peron Development LLC
 484.626.4020

NORTH 3RD STREET APARTMENTS – THE SEVILLE
New Mixed-Use Multifamily Complex

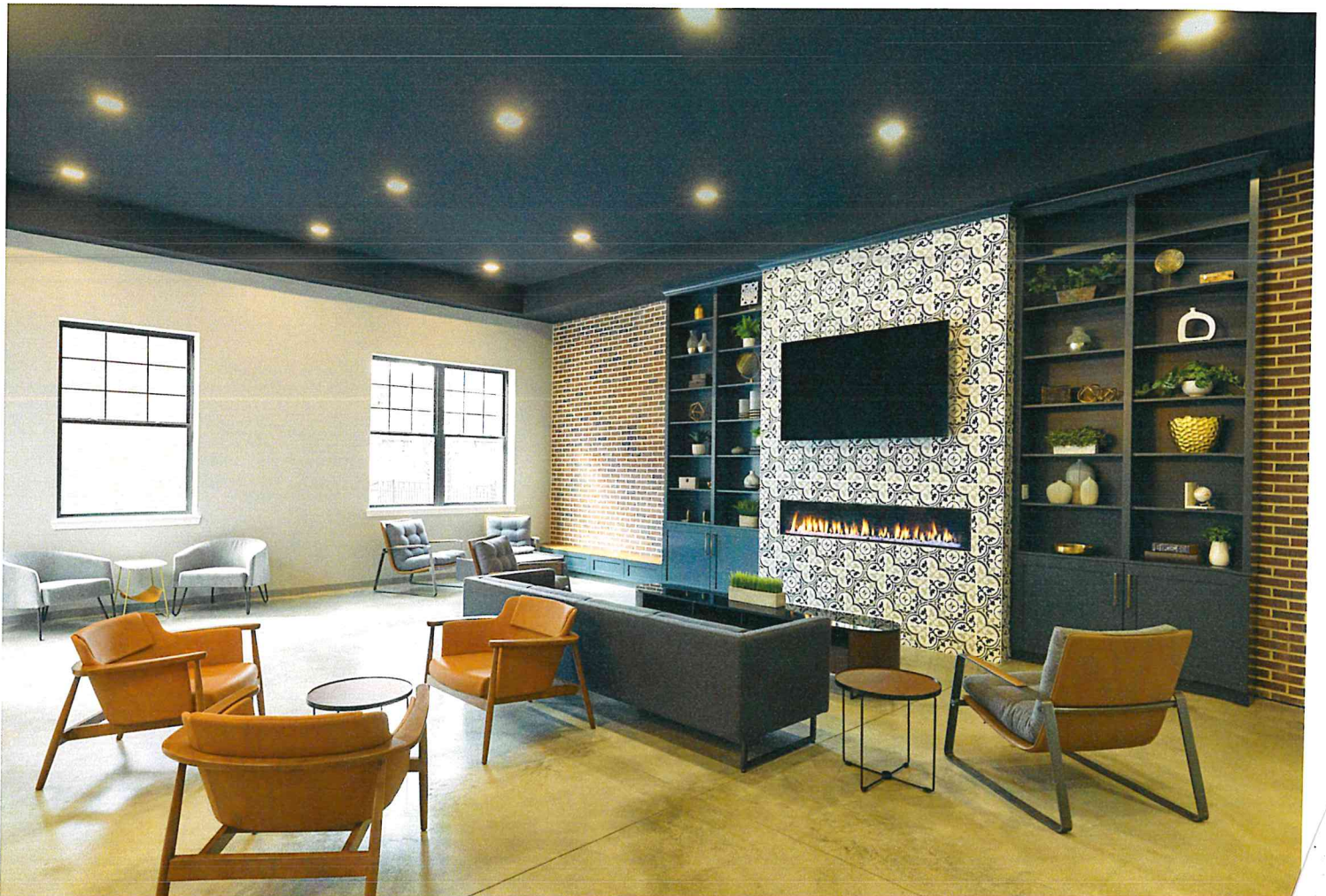
After a study to build potential parking on two city-owned parcels in Easton, the City's committee instead recommended a 70-unit apartment building for the North Third Street lot. The project will help the City reach its goal of increasing its population and bring significant economic benefits to Easton.

The new apartment building will be five floors with 37 one-bedroom units and 33 two-bedroom units. USA Architects, in collaboration with Peron Development, has successfully completed the approval process through the Easton Historic District Commission.

Spaces envisioned for the units will involve open-concept kitchens, large walk-in closets and 9-foot ceilings. This mixed-use building will house a community kitchen and wellness center, and also include first-floor retail.











Location

Bethlehem, PA

Completion

2024

Project Cost

\$9M [7.2M Debt, 1.8M Eq.]

Size

84,000 sf

- 44 one- and two-bedroom units
- TBD SF of retail space

Developer

John Callahan
 Director of Business
 Development
 Peron Development LLC
 610.625.2444

THIRD AND TAYLOR

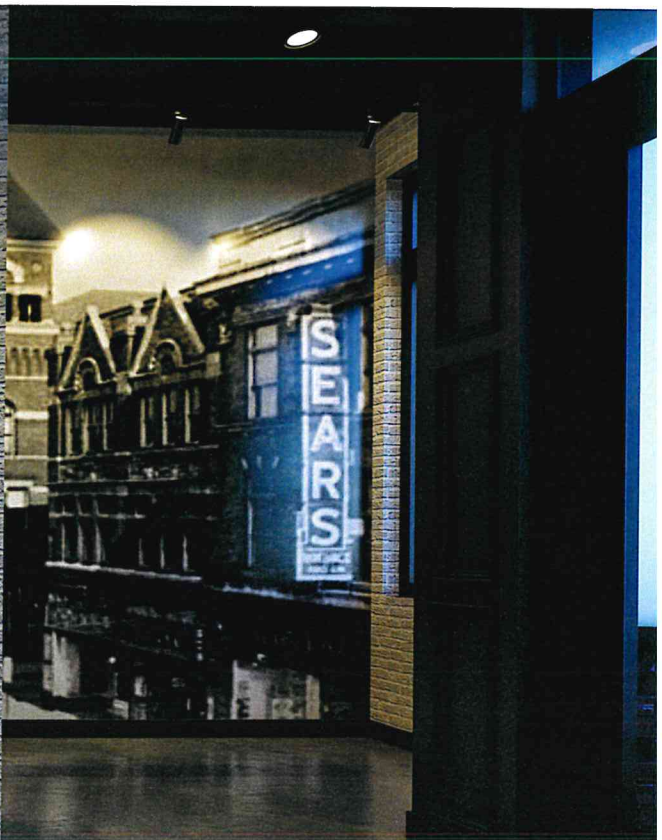
New Mixed-Use Multifamily Complex

This new project will be a five-story mixed-use retail and residential building on a previously empty lot, featuring 44 one- and two-bedroom apartments on the upper floors and retail space on the first floor, atop what is now a vacant surface parking lot. The design features will include Juliet-style balconies, aluminum and cast iron railings, and a rooftop garden to be shared by all residents.

It will also have a setback fifth floor, with siding that will form a mansard-style roof, which addressed comments from members of the City's Historic Conservation Commission, who pressed for a mansard, or sloping, roof consistent with surrounding architecture.

As per John Callahan, Bethlehem's former mayor, and currently Peron's Director of Development, turning a vacant lot into a mixed-use building is "consistent with urban planning principles that we all embrace."







Location

Burlington, NJ

Completion

2021

Project Cost

\$19.7M [15.8M Debt, 3.9M Eq.]

Project Size

201,500 sf
 8,100 sf of retail
 183 total units
 103 - 1BR
 80 - 2BR

Contact

Robert DeBeer
 Director of Development
 Peron Development LLC
 484.626.4020

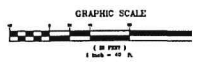
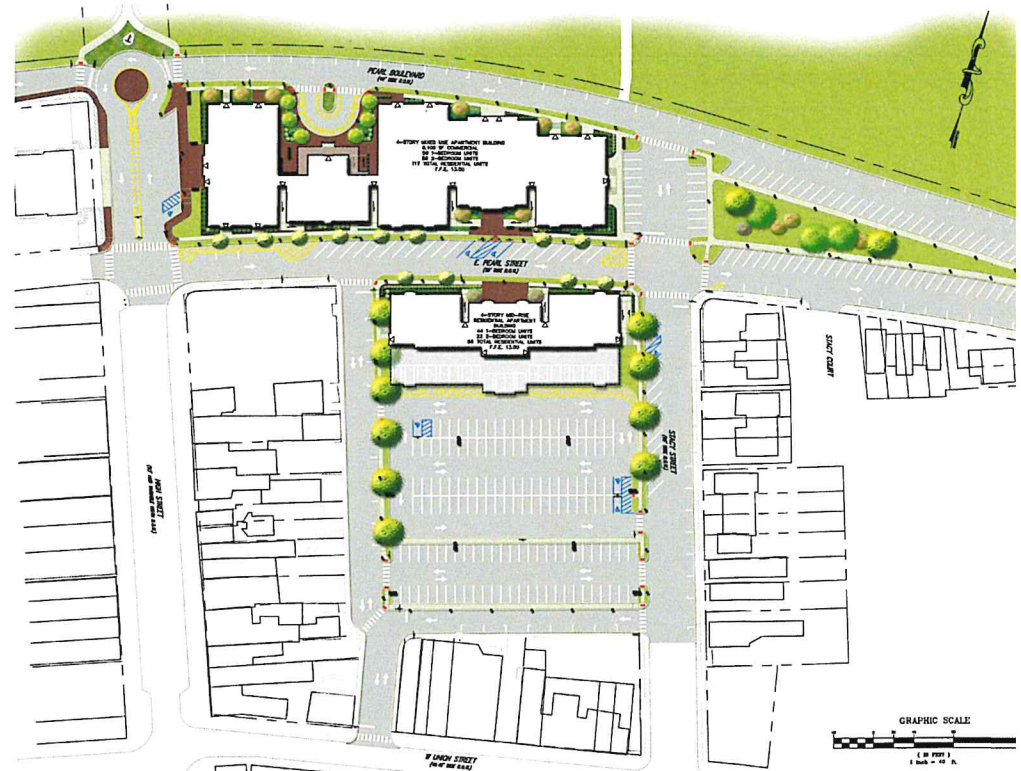
BURLINGTON CITY PEARL POINTE
Mixed-Use Development

This development is meant to reinvigorate the historic City of Burlington. The Mayor of Burlington City said that he and the city's Common Council envisioned this area as a "catalyst" project for the City's future.* The Pearl Point Community is a 200,00+ sf mixed-use development along the Delaware River consisting of market rate residential and retail space. The project includes two buildings (A and B), housing one- and two-bedroom units, along with about 8,000 square feet of retail space on 3.8 acres at the intersection of High and Pearl streets along the riverfront. One building holds 69 one-bedroom units and 46 two-bedroom units, while the other holds 53 one-bedroom units and 16 two-bedroom units.

The site is within walking distance of many destinations, such as the Riverview Cafe and the Brickwall Tavern. The project is being considered a pinnacle of the city's redevelopment, as it is located near the Riverfront Promenade, which the city has redesigned into an open concert and entertainment venue.



* <https://www.burlingtoncountytimes.com/news/20180613/pearl-pointe-development-in-burlington-officially-breaks-ground>









185 SOUTH THIRD ST – THE CONFLUENCE

Mixed Use Development

Sitting at the gateway to the city, 185 South Third Street is a threshold for all who enter Easton’s downtown core. This site lays at the confluence of the Delaware and Lehigh Rivers, a riverine landscape which defines the historical and ecological identity of the City. The proposed development is inspired by this grand confluence, creating a place for new commercial activity as well as equitable and high-quality housing.

The five-story residential structure includes (273) residential units and a 5,000 SF restaurant space on the plaza level. Broken into two buildings for constructability, the “donut” portion sits on the West portion of the site, extending five-stories. Towards the East is a four-story “L” shaped building that covers the surface parking and anchors 3rd Street.

In addition, a public park/plaza is located at the Southeast corner of the site at 3rd St. and Larry Holmes Dr. A catalyst for the project, the public park will be a key feature to the overall development, separating itself from like projects throughout the Lehigh Valley. The plaza will feature an elevated observation deck for the restaurant, performance stage, programmed seating, and swings, as well as a water fountain feature.

The “donut” portion of the building features studios, one bedroom, and two-bedroom units. In addition, the grand main lobby will be 19’ high with subsequent amenity spaces which leads up and out to a private exterior courtyard for residents. Connected by a firewall, the “L” shaped portion of the building elevates over the surface parking and anchors the ground floor restaurant on 3rd St. The on-site storm management will be handled by 70% of the overall roof being a green roof for rainwater collection.

The exterior design of the entire project respects and pays homage to the historic vernacular of downtown Easton while incorporating modern building elements and components. A key feature to this project is the 4th St. elevation. The elevation is broken up into (9) 24’ wide bays, which mimics a typical rowhome dimension that would have been built during the early construction era of downtown. Each bay is given a unique, high level of ornate detailing at the windows, cornices, and private terraces. The remaining facades share a similar design intent by breaking up the large mass into a rowhome scale with detailed cornices, modern windows, and timeless brick patterns and colors.

Location

Easton, PA

Completion

TBD

Size

57,900 sf TOTAL

- 127 sf Class A offices
- 3,600 sf Art Studio space
- 74 parking spaces
- 273 residential units
- 27,000 SF public park/plaza

Developer

John Callahan
 Director of Business Development
 Peron Development LLC
 610.625.2444





Location

Burlington, NJ

Project Cost

TBD

Size

TBD

Developer

John Callahan
 Director of Business
 Development
 Peron Development LLC
 610.625.2444

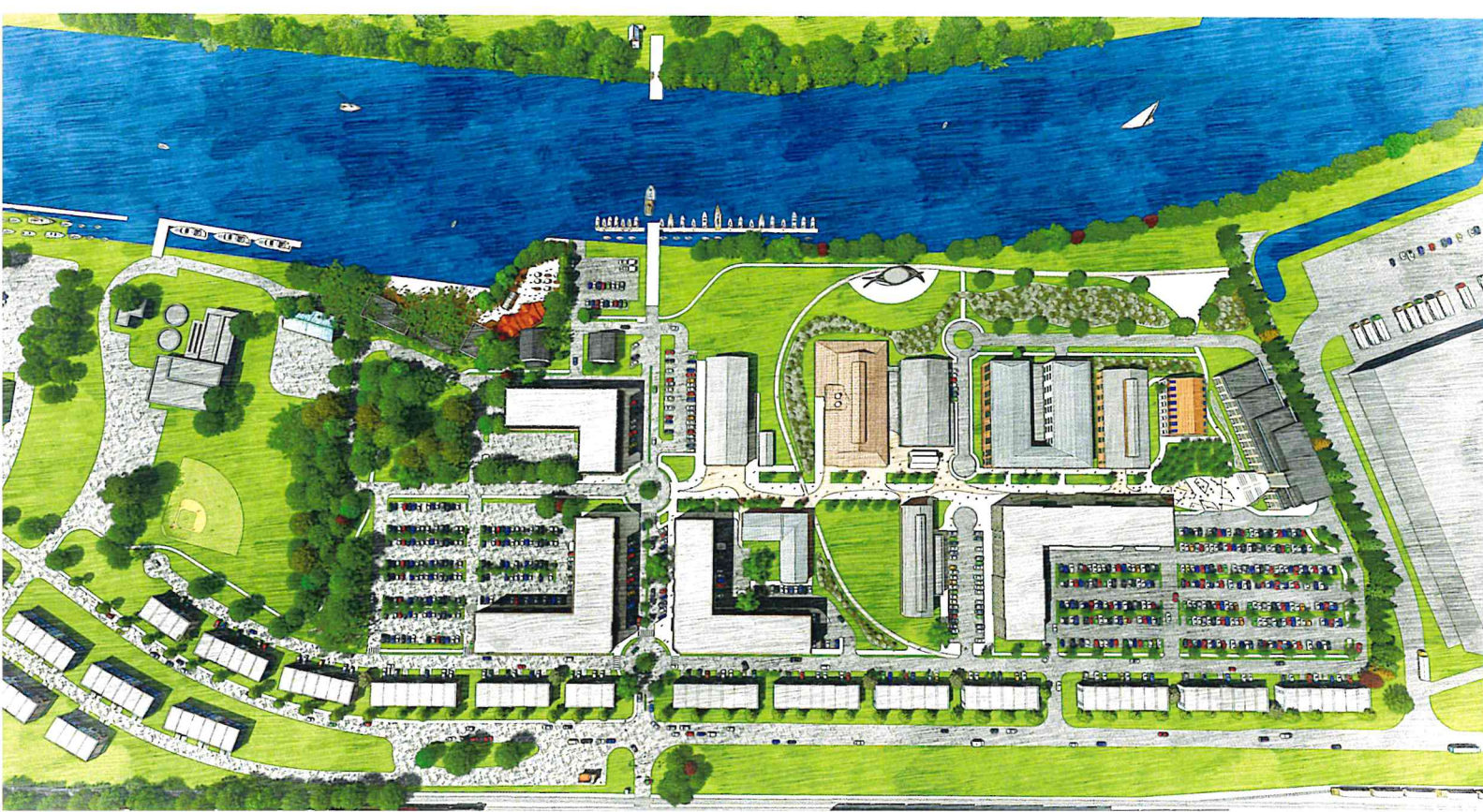
PIPE CAMPUS AT BURLINGTON
Reimagined Mixed-Use Campus

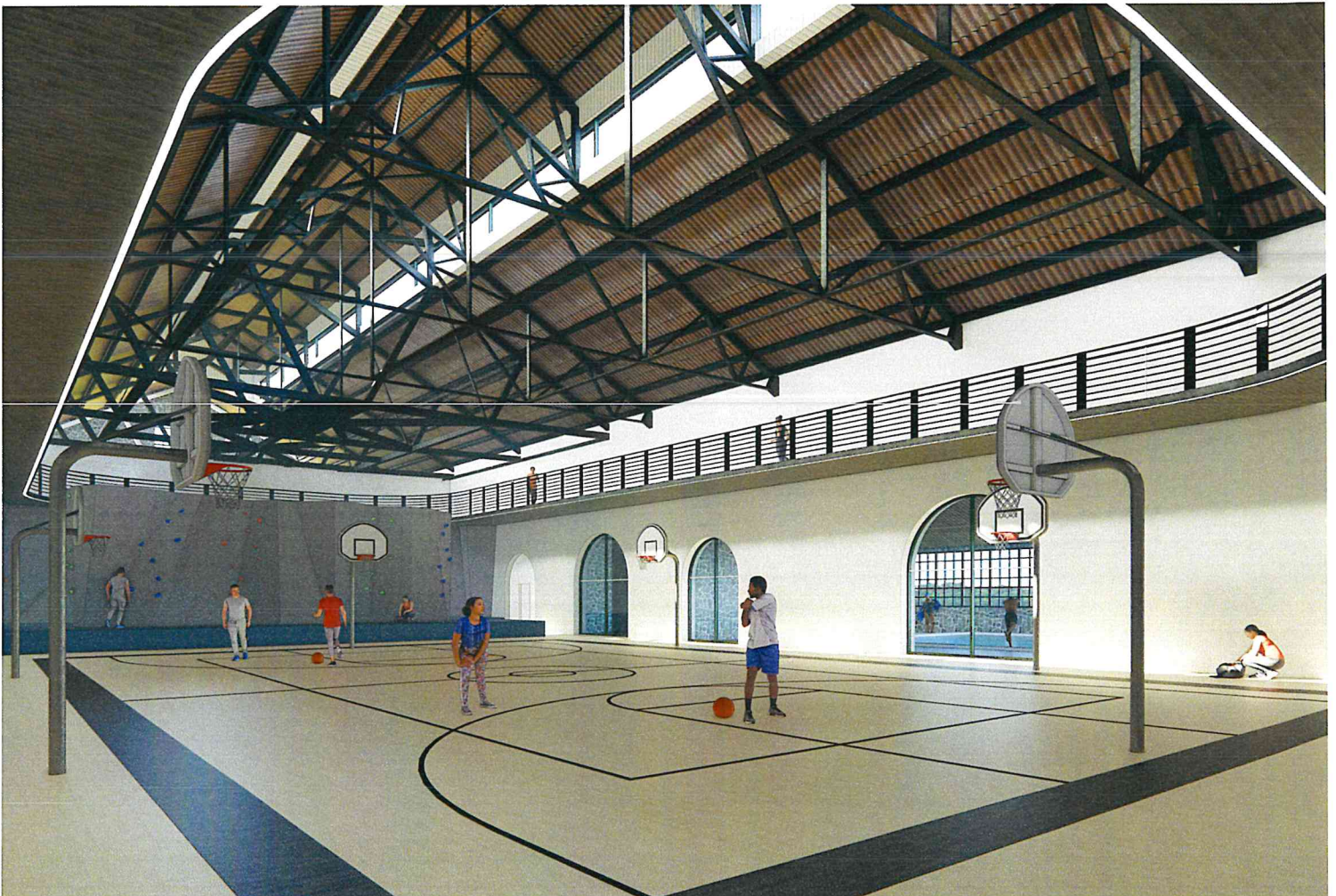
Peron Development and USA Architects have teamed to work towards a multi-year revitalization of the former U.S. Pipe campus in Burlington, New Jersey. USA in conjunction with Peron set out to examine repurposing the former industrial campus into a mixed-use campus to help reinvigorate the City and realize Burlington’s goals of renovating this site. Peron has been deemed the designated redeveloper by the City Council.

It is of highest hopes that the U.S. Pipe Site will become a standard of revitalization for the City of Burlington, Burlington Township and the County at large. The intent is to make the former U.S. Pipe Site a prime location within the City. Taking full advantage of the waterfront and the blossoming revitalization of the downtown region, the U.S. Pipe Site promises to make a grand impact and symbolize a new age of revitalization for City of Burlington.

Peron and USA have developed a plan that incorporates various features to yield an encompassing LIVE | SHOP | PLAY | WORK | LEARN environment. This project encapsulates a presence that expresses itself through modern style coupled with a rejuvenation of historic structures—realizing the dream of a Renaissance for Burlington, NJ.













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REFERENCES

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Mayor Barry Conaway

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March 13, 2024

M. James Maley, Jr, Mayor
Borough of Collingswood
678 Haddon Ave
Collingswood NJ 08108

Re: Water Tower RFQ

Dear Mayor Maley,

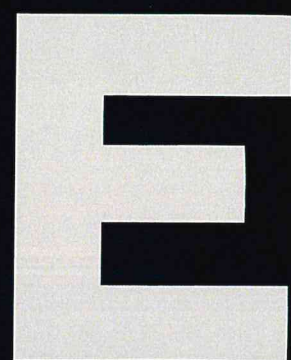
Please accept this letter certifying that Peron Development is valued customers of Peoples Security Bank and Trust Company. We have worked with them for over 10 years and have financed over \$150 million in projects. They are both highly capable of developing the Water Tower mixed-used project and Peoples Security Bank and Trust is extremely interested in financing the project.

Should you have any questions, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink that reads "Stephen Perun, VP".

Stephen Perun
Vice President
Peoples Security Bank & Trust Company
D: 610-317-4688
stephen.perun@psbt.com



**REDEVELOPMENT
CONCEPTS**

Redevelopment Concepts



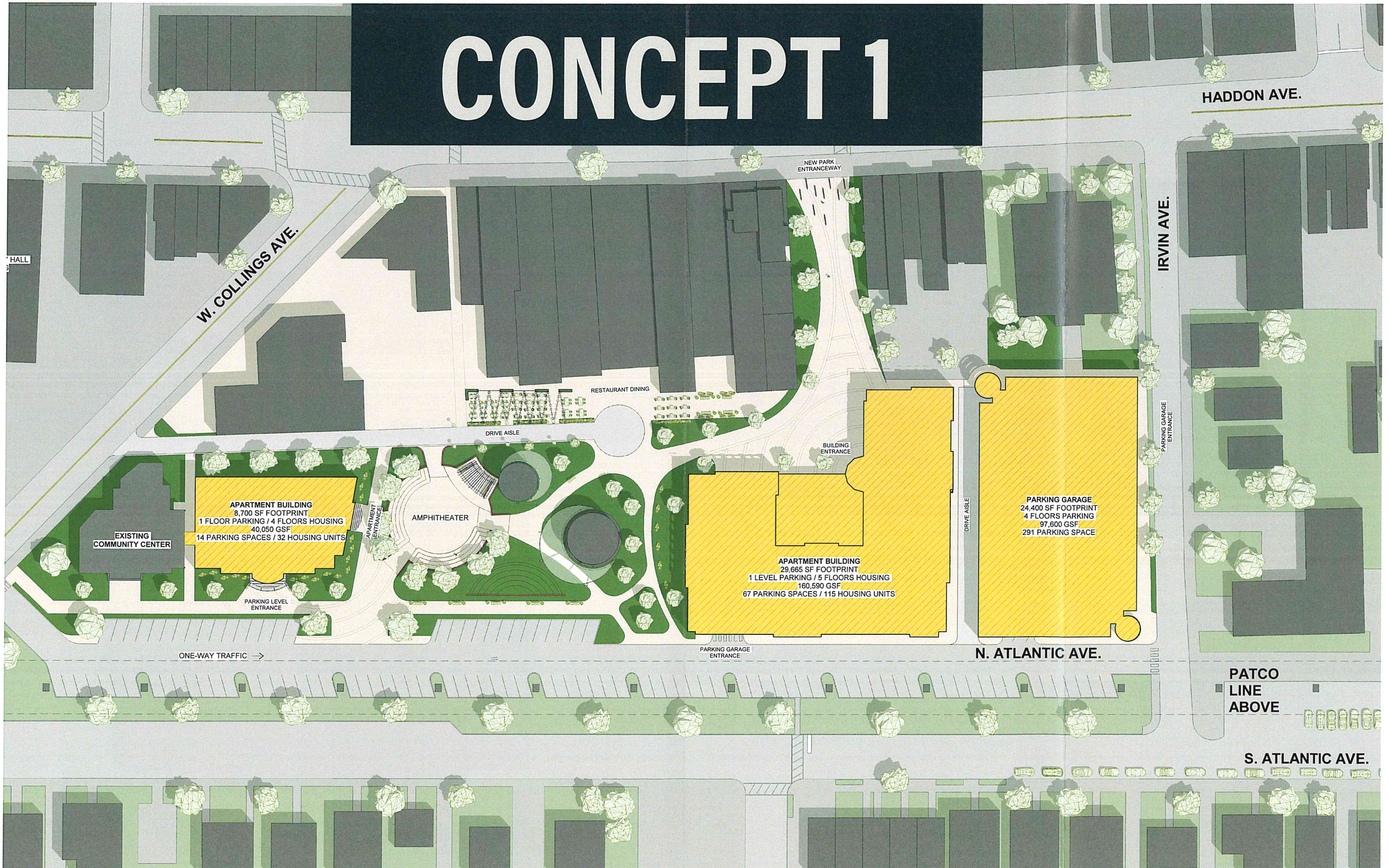
“Small Town Friendliness with Large City Diversity”

The idea of an Inclusive Community cuts across cultural divides. It mobilizes people to engage with one another to create a place of wellbeing and trust. The best collaboration is experienced by an inclusive community of people with a like mindset to get things done. A strong Inclusive Community merges the values of the past with attributes of the future to ensure growth and prosperity. A Community is also deeply connected to the land—fiercely passionate about preserving verdant, open spaces and protective of ecosystems that offer balance and beauty to its people. The Borough of Collingswood, New Jersey is such a community. **A stalwart and vibrant place, defined by its distinctive social interconnectedness whereby people reach out to help other people!**

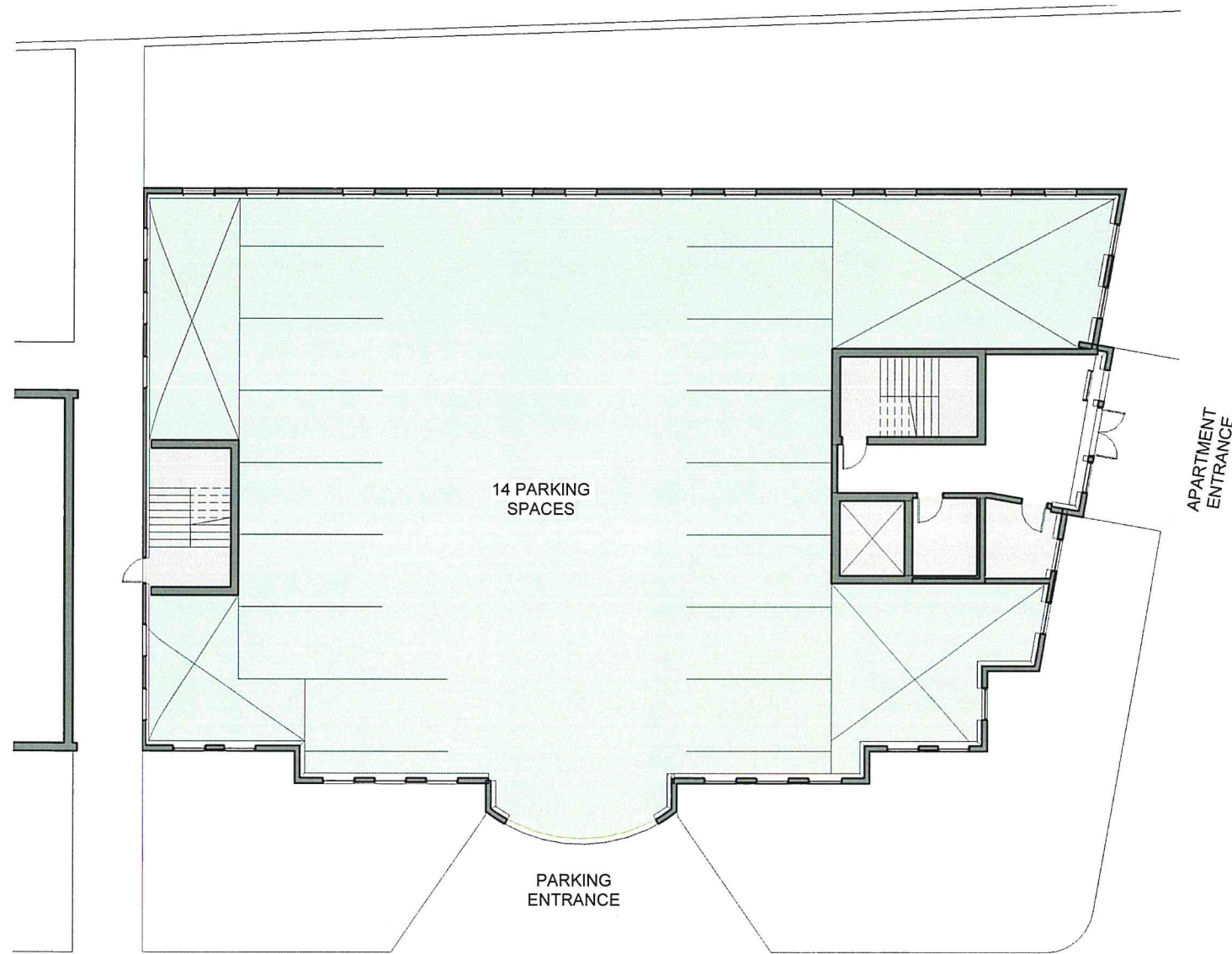
Tucked between Cooper River Lake to the north and Newton Lake to the south and six miles from Center City Philadelphia, Collingswood is a town steeped in its “history and cultural richness.” The 14,200 residents of Collingswood welcome and embrace the modernity of a thriving metropolitan area within the charm of a small town. Over the last couple of decades, this healthy and positive energy has brought new families and residents to the Borough who have reimagined this little hamlet into a “suburban gem” with walkable streets, year-round events and festivals, a burgeoning arts district, top-notch culinary experiences, and a community volunteer alliance dedicated to sustainable and green initiatives. Collingswood’s character is embodied in the welcoming smiles of locals who greet each other by name, and the vibrant storefronts that line Haddon Avenue, inviting visitors to explore their treasures. From the bustling farmers’ market brimming with fresh produce to the cozy cafes radiating warmth, Collingswood exudes an irresistible allure. It’s a place where community bonds are forged over shared meals and artistic endeavors flourish in the nurturing embrace of a town that feels like home.

Our team’s goal is to further nurture the feeling of Collingswood being a place where charm weaves through every street like a gentle breeze. The Atlantic Avenue (Water Tower) Transit Village Redevelopment Project consists of a series of new buildings woven together with green space that features an amphitheater, meandering walkways, and retail space. The project is designed using a concept of cylindrical motifs as a tribute to the two existing water towers located in the center of the site. All buildings use materials that are designed to blend in with the surrounding context. The team proposes two options for the residential buildings which give the Borough of Collingswood a choice of density for the development.

CONCEPT 1



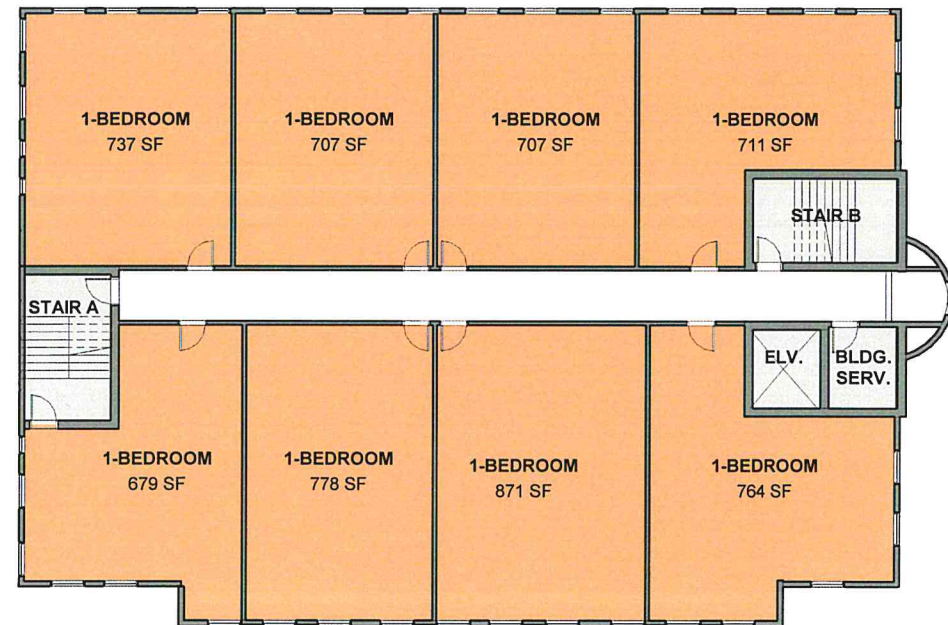
Floor Plans



4 FIRST FLOOR GARAGE PLAN
SCALE: 1/16" = 1'-0"



5 R1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



6 R2-R4 FLOOR PLAN
SCALE: 1/16" = 1'-0"



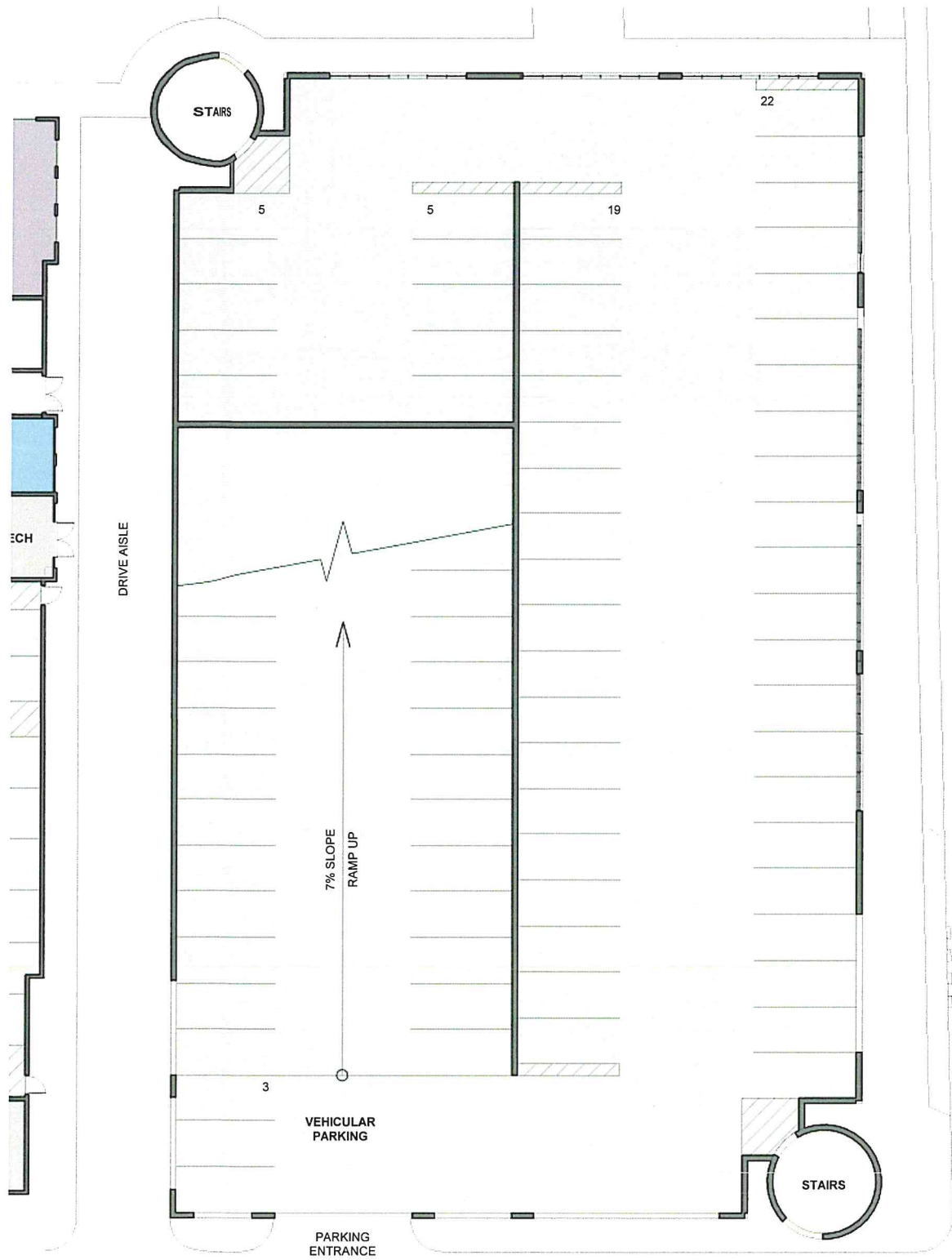
2nd Floor Plan
26,000 SF
23 Living Units



Ground Floor Plan
29,300 SF
67 Parking Spaces

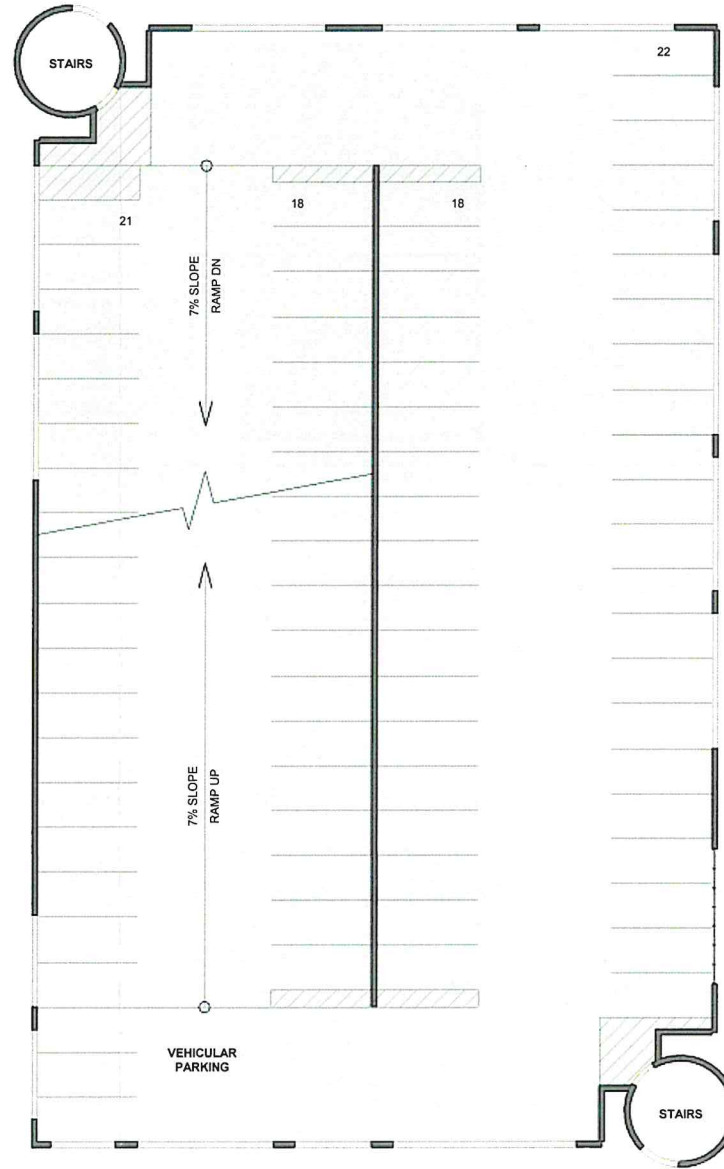


3rd - 6th Floor Plan
26,000 SF
23 Living Units

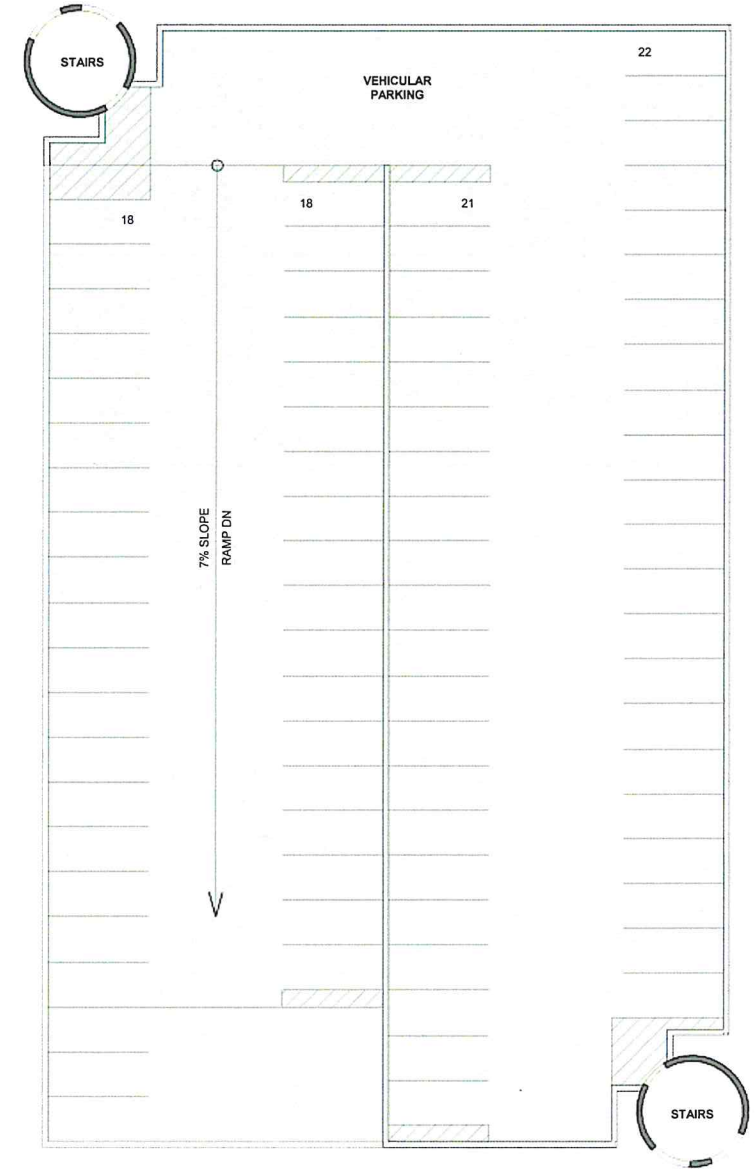


Ground Floor Plan
 23,500 SF
 54 Parking Spaces

IRVIN AVE.



2nd & 3rd Floor Plan
 23,500 SF
 79 Parking Spaces



4th Floor Plan
 23,500 SF
 79 Parking Spaces



Atlantic Avenue Perspective





Park Perspective



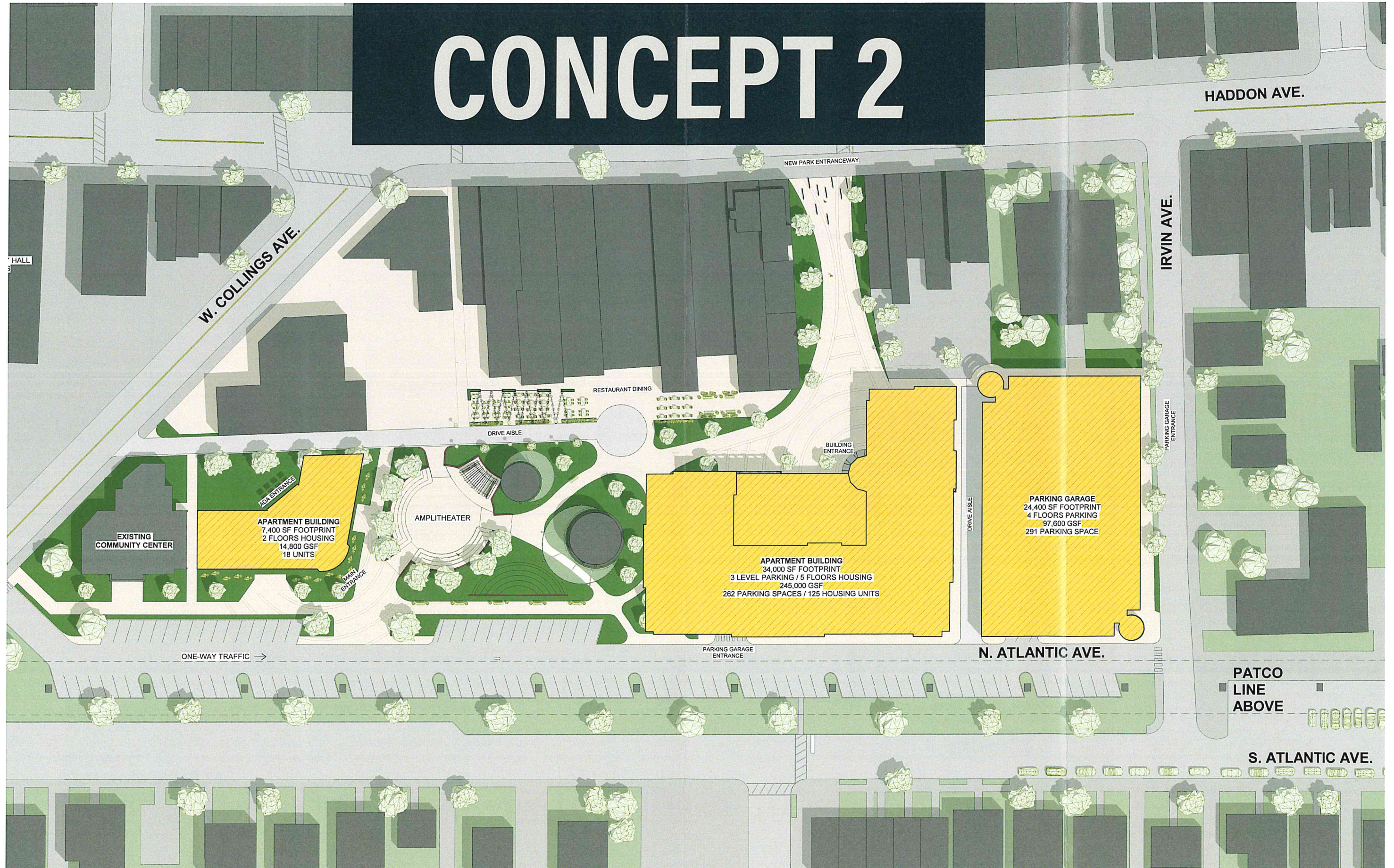
North East-Facing Birds-Eye View

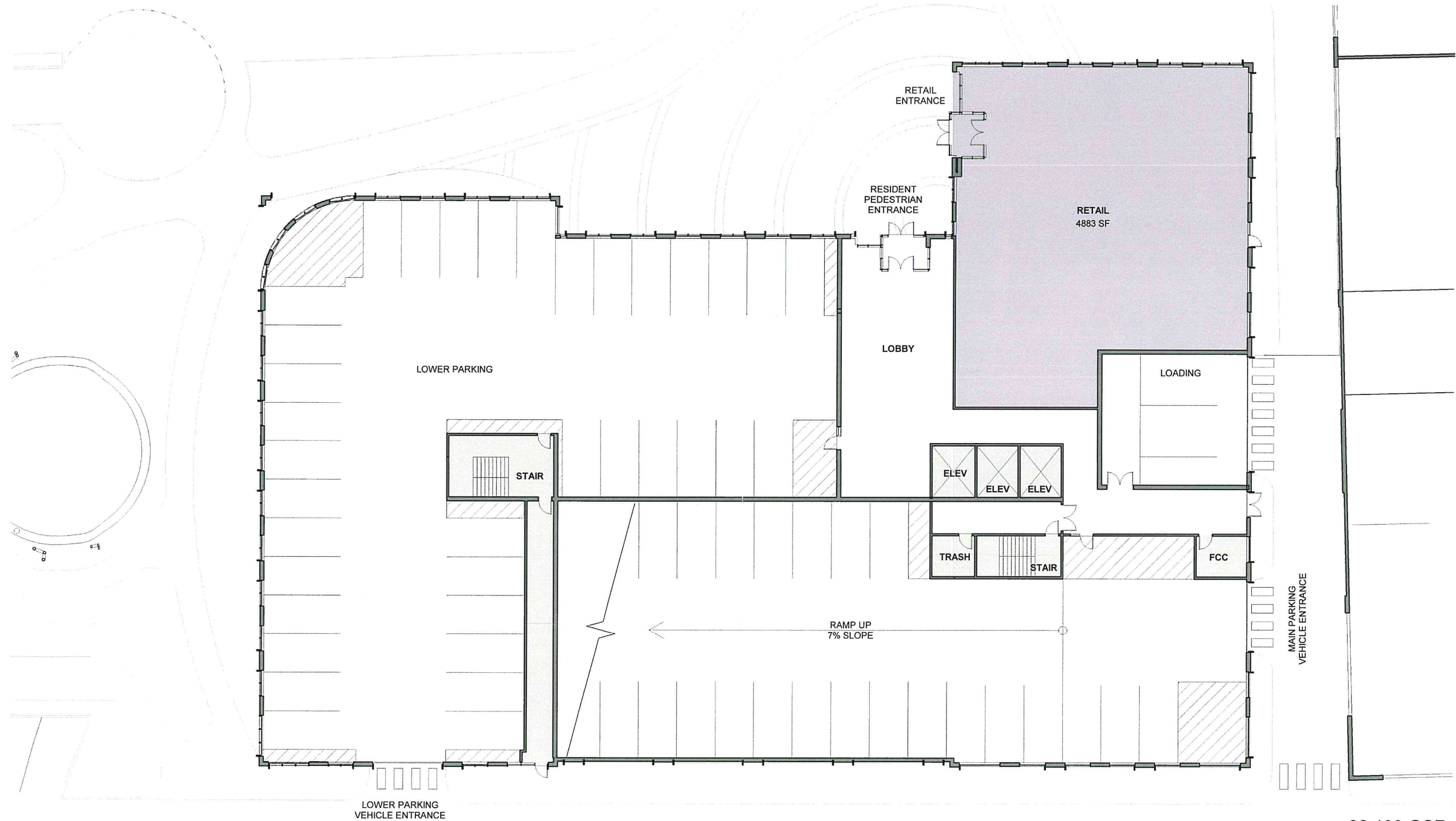


South Facing Birds-Eye View



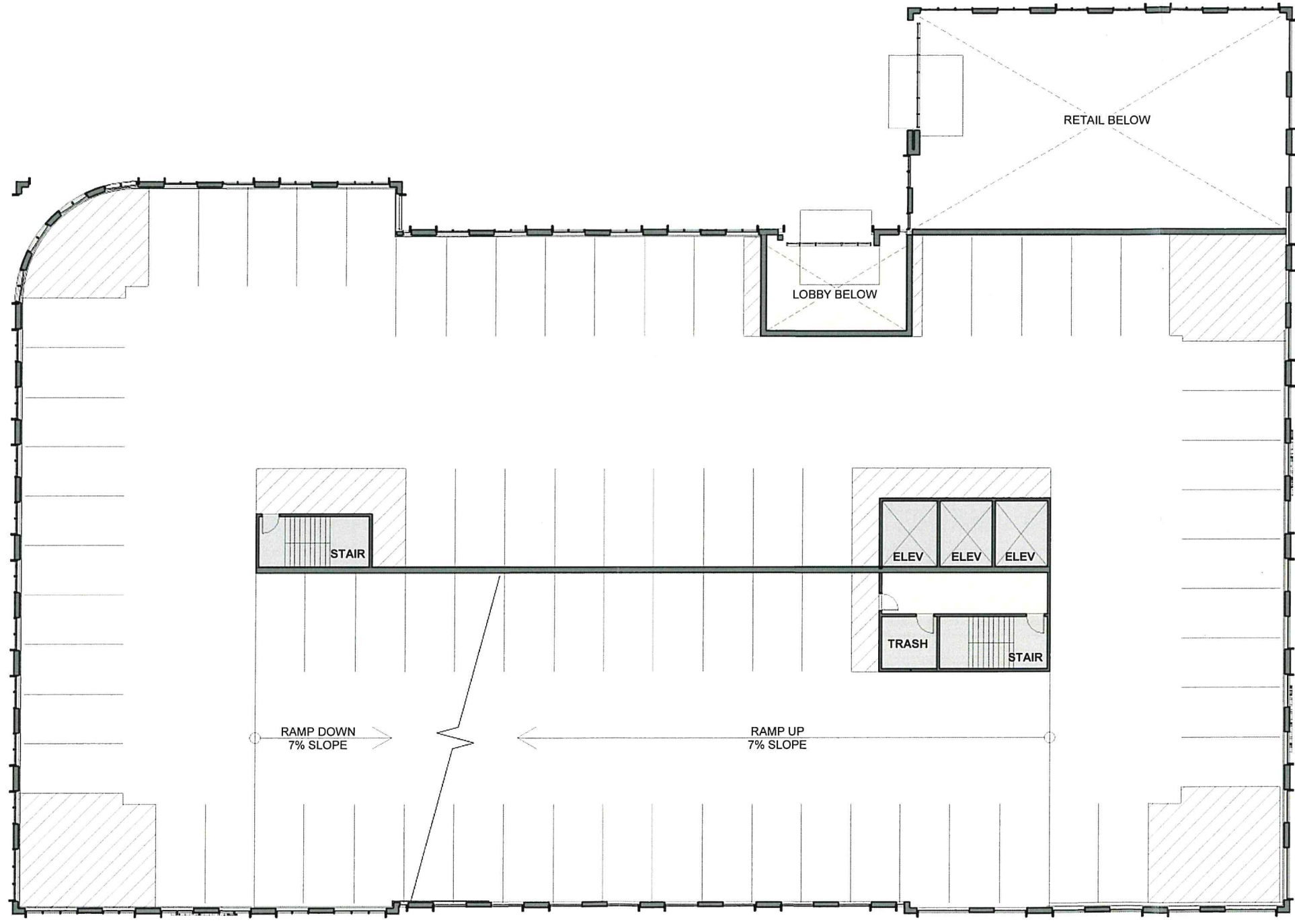
CONCEPT 2





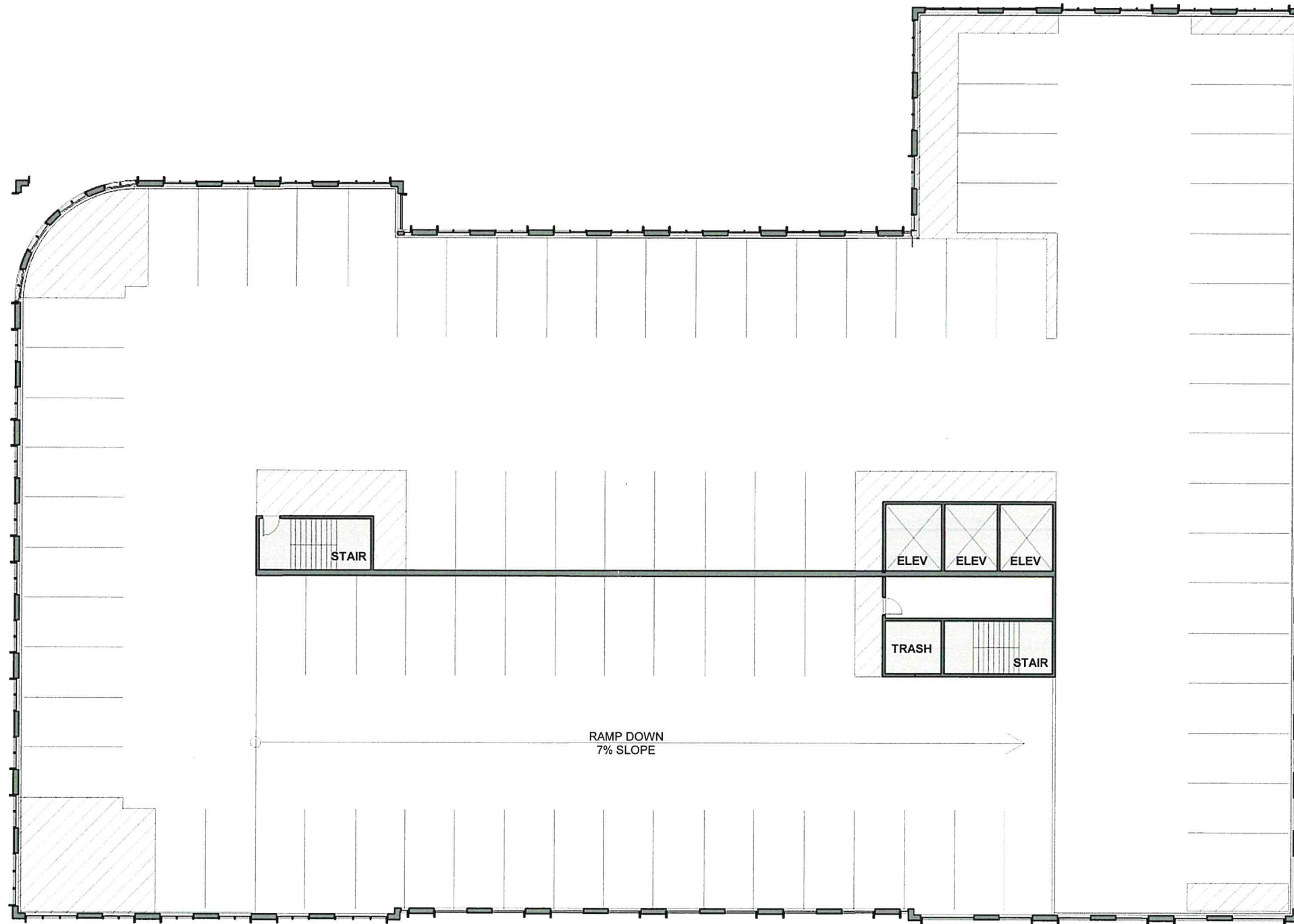
32,100 GSF
67 PARKING SPACES

FIRST FLOOR PLAN - PARKING / LOBBY / RETAIL - RESIDENTIAL TOWER



32,050 GSF
78 PARKING SPACES

SECOND FLOOR PLAN - PARKING - RESIDENTIAL TOWER



32,100 GSF
88 PARKING SPACES

THIRD FLOOR PLAN - PARKING - RESIDENTIAL TOWER



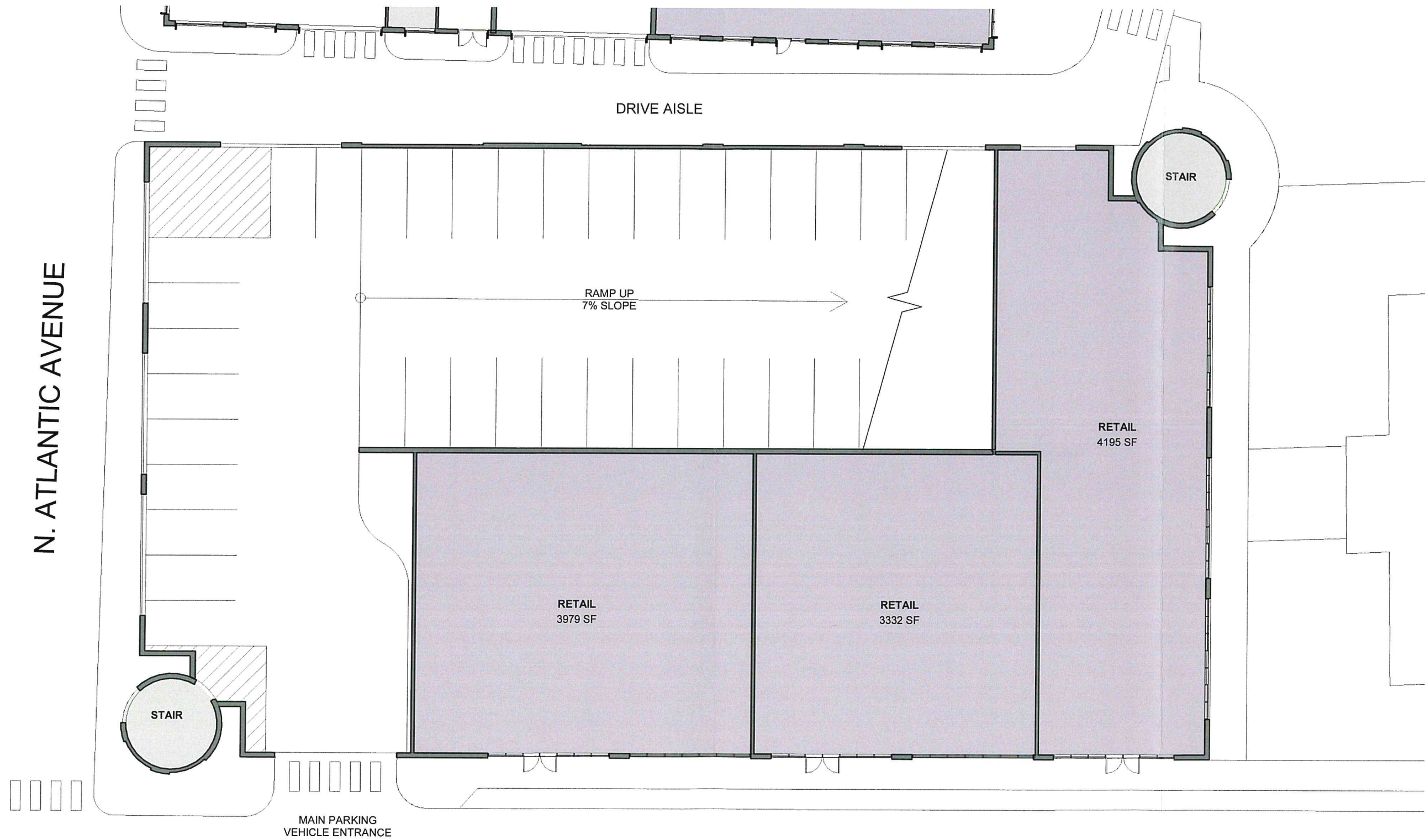
17 UNITS
27,250 GSF

FOURTH FLOOR PLAN - AMENITY / APARTMENTS - RESIDENTIAL TOWER



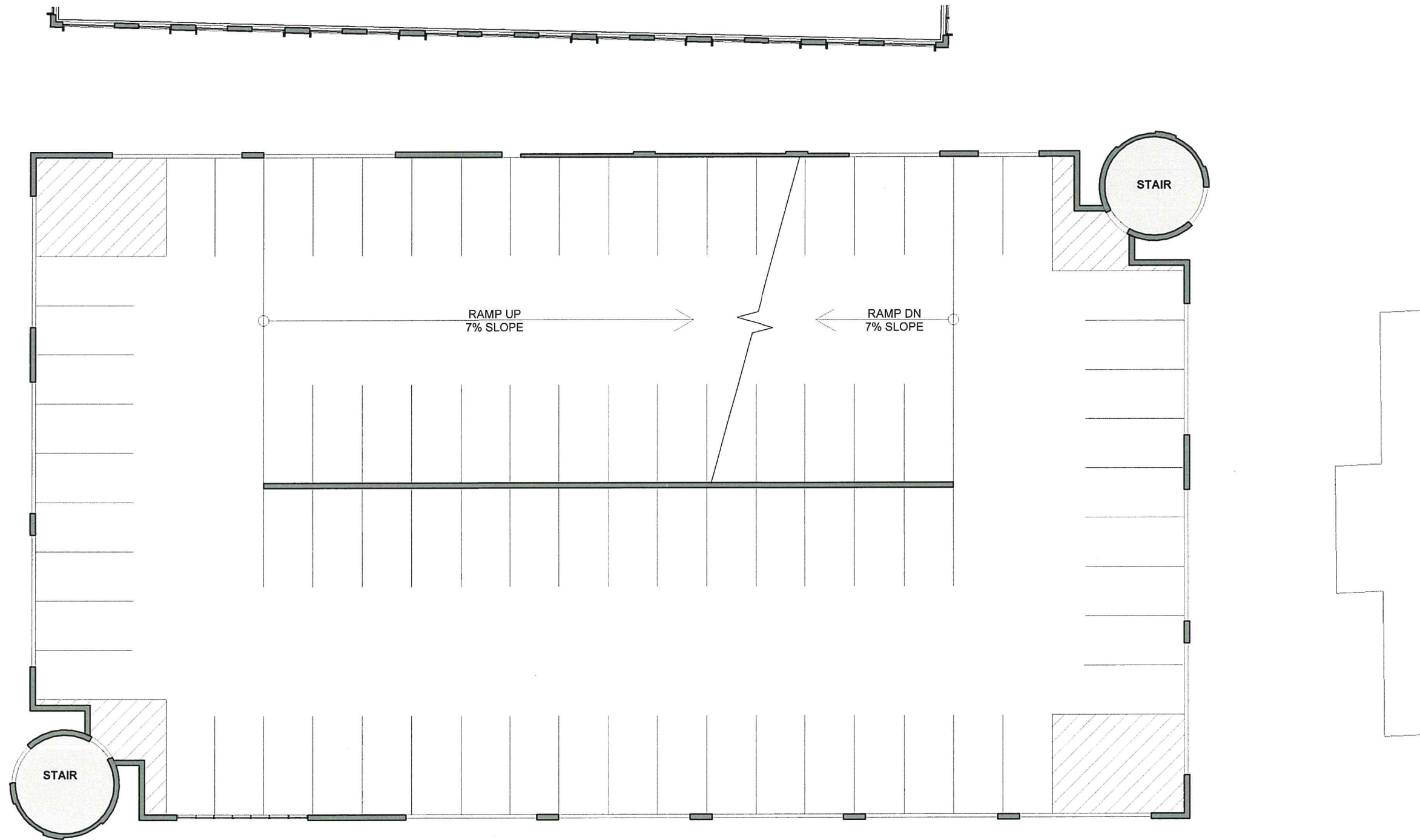
24 UNITS (PER FLOOR)
27,250 GSF (PER FLOOR)

SIXTH - FOURTEENTH FLOOR PLAN - APARTMENTS - RESIDENTIAL TOWER



25,850 GSF
39 PARKING SPACES

FIRST FLOOR PLAN - PARKING / RETAIL - PARKING GARAGE



25,850 GSF
82 PARKING SPACES

SECOND - FIFTH FLOOR PLANS - PARKING GARAGE



Atlantic Avenue Perspective





North East-Facing Birds-Eye View



South Facing Birds-Eye View



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