

Borough of Collingswood Request for Qualifications

COLLINGSWOOD ATLANTIC AVENUE (WATER TOWER)
TRANSIT VILLAGE REDEVELOPMENT PROJECT
MARCH 15, 2024

Primary Contact:
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Submitted by: **TANTUM – PENNROSE**



PENNROSE
Bricks & Mortar | Heart & Soul

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I. DEVELOPMENT TEAM

TANTUM - PENNROSE | Co-DEVELOPERS



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As two of New Jersey's most respected development firms, TANTUM-PENNROSE is proud to come together to deliver what we see as one of the most exciting redevelopment opportunities in the state.

Working as an integrated team, we will combine:

- TANTUM's decades of experience developing in some of New Jersey's most reputable municipalities and
- PENNROSE's decades of experience pioneering quality affordable and mixed-income housing communities throughout the region

A certified Women-Business Enterprise, TANTUM is one of the most distinctive multi-family development organizations in the New Jersey region. With comprehensive knowledge of the municipal land use process, leading-edge construction practices, and expansive insight into regional and local market trends, TANTUM has the experience and integrity needed to realize exceptional results and deliver extraordinary communities to the marketplace.

PENNROSE is one of the nation's leading developers of mixed-finance projects and has been a designated redeveloper in over 100 municipalities, transforming communities by turning underutilized sites into thriving mixed-use economic development engines. PENNROSE offers an unparalleled breadth of end-to-end experience, from planning and acquisitions to development, construction, leasing, and property management, approaching every project with a long-term commitment to building successful communities and stronger neighborhoods.

Together, our team takes pride in building partnerships with the host community. We bring a history of delivering award-winning projects at multiple scales including various downtown mixed-use and transit-oriented developments in more suburban markets.

We have assembled an expert team of design and project professionals that is uniquely qualified to achieve this vision. Our team knows quality design; we know development; and we know community.



TANTUM Real Estate (“TANTUM”) is a certified Women’s Business Enterprise real estate development company that focuses on creating vibrant multi-family and mixed-use communities in New Jersey. Formed in 2014, TANTUM is the vision of Founding Principal Debra Tantleff, a reputable industry leader who spent most of her career at Roseland Property Company, where she oversaw a portfolio of more than \$1.5 billion in development and construction projects.

TANTUM operates with a special focus on bridging the transitions from entitlements through construction to operations. With a fundamental appreciation for local market trends, the legislative climate, and political landscape that define New Jersey, TANTUM excels at leading both the municipal and private investment community through the local redevelopment land use process and navigating through what is otherwise recognized as an extremely high barrier to entry market.

TANTUM’s success is the result of a collaborative approach to enhancing community by integrating thoughtful planning vision with the objectives of local governing agents and their constituents. Guided by a qualitative approach to cost, each project is designed with an eye towards future consumer demands and the need to create an amenity-rich home environment and overall efficient lifestyle.

TANTUM recognizes inherent opportunities in leveraging transportation infrastructure and downtown business corridors to create dynamic, urbanized environments in our suburban New Jersey communities. In a time where New Jersey is fighting to remain competitive with its’ surrounding neighbors, TANTUM seeks to create synergistic environments for surrounding corporations and institutions by providing newer, quality housing with core components that create high living standards at affordable rates. TANTUM is committed to delivering communities that provide housing opportunities for a wide range of demographics from the high end of the market to workforce housing to special needs housing for veterans.





Debra Tantleff
Founding Principal



As Founding Principal of TANTUM Real Estate, Debra Tantleff operates a certified Women’s Business Enterprise development and advisory firm focused on creating vibrant multi-family and mixed-use communities in the New Jersey region. Prior to founding TANTUM, Ms. Tantleff was a Vice President of Development at Roseland Property Company, where she established a highly acclaimed reputation for delivering exceptional mixed-use projects, with a portfolio that grew to more than 5,000 residential units and 200,000 square feet of retail space.

Her experience in delivering a wide range of housing product ranging from single family homes to 12-story high density buildings with structured parking has enabled her to effectuate redevelopment opportunities that are specifically designed and scaled for their local context. She takes pride in embracing the unique characteristics that come with developing in New Jersey municipalities and the distinct lifestyles offered in quintessential suburban communities, to more urban and “urban-lite” environments. A reputable industry and thought leader, she has worked in some of New Jersey’s most highly regarded municipalities including Morristown, Westfield, Summit, Red Bank, and Jersey City.

Ms. Tantleff serves as Chair of the New Jersey Builders Association (NJBA) and is a member of the Executive Committee at the Center for Real Estate at Rutgers Business School; she sits on the Board of Trustees for the Meadowlands 2040 Foundation and the Board of Directors for Downtown New Jersey. She has been listed on ROI-NJ’s Real Estate Influencers and Women in Business Lists, named a “Top Forty Under 40” both by Real Estate Forum and NJBiz, and was honored by Professional Women in Construction as a Woman of Achievement. She has also been recognized numerous times by the National Association of Home Builders and the NJBA, including twice being awarded the Distinguished Service Award for Outstanding Political Action and the Special Service Industry Award. She was appointed by Governor Phil Murphy to serve on the NJ-Israel Commission, and she also serves on the Northeast Regional Council for the Simon Wiesenthal Center.

An honors graduate from Rutgers University, Ms. Tantleff holds a B.A.S. from the School of Communication and Information Studies. She holds a Masters in Real Estate Finance from the Schack Institute of Real Estate at New York University.



Patrick Richards
Project Manager

As a Project Manager at TANTUM Real Estate, Patrick Richards is responsible for coordinating the construction administration of all project design professionals, general contractors, and subcontractors. He works closely with the general contractor to develop feasible construction plans and establish their construction schedules. He is responsible for controlling costs, managing contracts, reviewing change orders, maintaining schedules, and tracking a project’s critical path to ensure a smooth delivery with limited construction delays.

Patrick brings more than 16 years of experience in new construction and renovation with detailed knowledge of construction methods, building types, and material performance in various applications. A graduate of the Rutgers Business School, Patrick earned an MBA in Real Estate focused on the financial analysis, asset management, and development of commercial and multi-family residential real estate. Mr. Richards is a proud United States Veteran, serving nearly 10 years as a Field Artillery Officer in the Army National Guard.



Aurelia Del Rossi
Development Associate

As a Development Associate at TANTUM, Ms. Del Rossi focuses on financial underwriting and comparative market analysis for a variety of multifamily and mixed-use redevelopments throughout New Jersey, assessing viability throughout each phase of a project, from predevelopment through to project stabilization. Prior to joining TANTUM, Aurelia worked for a private-equity real estate development firm participating in all aspects of a project spanning from initial due diligence to financial analysis through construction procurement and property management.

Aurelia brings experience developing and managing self storage facilities and a variety of for sale townhome and multifamily rental communities. She received her Bachelor of Science Degree in Finance and a Real Estate Concentration from Rutgers Business School. Ms. Del Rossi is also a high-performing licensed Realtor in New Jersey, specializing primarily in both Gloucester and Camden Counties.



PENNROSE is a premier multifamily development company with the expertise to bring together development projects in a way that exemplifies quality, while creating value in the short- and long-term, and a national reputation for development execution. PENNROSE has been active in real estate development, through its principals or affiliates, for 50 years.

PENNROSE has developed more than 27,000 rental housing units, representing \$5 billion in total development cost financed through a variety of public and private sources. PENNROSE’s portfolio includes more than 350 distinct developments in 19 states plus the District of Columbia and the U.S. Virgin Islands. The firm brings extensive experience in the New Jersey, including over 70 project closings and over 4,000 units developed since entering the state in 1993.

PENNROSE has repeatedly demonstrated its skill at leading complex multi-phased projects through the stages of comprehensive community planning, site planning, and implementation, and has shown the commitment to actively engage and manage the community outreach process that is so crucial to the success of all those stages.

PENNROSE continues to demonstrate an ability to secure necessary project financing, including Historic Tax Credits, New Market Tax Credits, Low Income Housing Tax Credits, state and local funds, and private mortgage financing, ensuring the successful completion of the redevelopment process. The team is intimately familiar with all the required processes to receive awards and implement the utilization of these funds from preparing applications, to working through the complexities of overlaying funding requirements, and meeting on-going compliance requirements.

PENNROSE developments feature strong resident and community involvement and employment in the planning and construction processes. PENNROSE has acquired a well-deserved reputation because of its concern for and attention to the needs of its residents. Its developments have won numerous awards for project design and community revitalization.



Timothy Henkel
Principal & President



As a principal and President, Tim Henkel is responsible for all aspects of PENNROSE’s national development strategy. He oversees a team of senior and regional vice presidents and has been instrumental in PENNROSE’s continued growth in key markets across the country.

Tim has overseen the growth of the firm’s development platform to include new construction, adaptive reuse, and acquisition/preservation projects. The combination of diversified housing products and expanded geography have established PENNROSE as an engaged leader in the delivery of housing opportunity and resident services in a diverse range of communities.

Tim began his career at PENNROSE in 1999. He is an expert in all forms of public and private real estate financing including affordable housing via Federal and State Low Income Housing Tax Credits, Federal and State Historic Rehabilitation Tax Credits, mixed-income multifamily housing via tax-exempt bonds, and public housing replacement leveraging federal HOPE VI grants. In addition, he has executed market rate and mixed-income development using various combinations of New Market Tax Credits, Urban Transit HUB Tax Credits, and other state incentive programs.

Tim currently serves on the board of the National Housing & Rehabilitation Association and NJ Apartment Association. He is an alumni board member of the William E. Simon School of Business and serves on the board of Citizens Housing Planning Council in New York City. He previously served on the board of Triple C Housing and Penn Reach, a nonprofit dedicated to helping people with special needs find homes and services. Tim is a frequent panelist and speaker at regional real estate development events.

Tim holds a Bachelor of Science degree in Civil Engineering from Bucknell University and a Master of Business Administration from the William E. Simon School of Business Administration at the University of Rochester.

PENNROSE | Co-DEVELOPER



Jacob Fisher
Regional Vice President

Jacob Fisher serves as Regional Vice President. In this role, he oversees all development activities in New Jersey and Pennsylvania. Jacob brings more than 10 years of experience to PENNROSE and has been instrumental in working with partners from the public, private, and non-profit sectors to bring development projects to fruition. Jacob has secured financing and led award-winning development teams on more than 1,100 units of new housing, with a total investment well more than \$300 million. Jacob joined PENNROSE in 2007 as an Associate Developer. Prior to PENNROSE, he worked on community development in the public sector as the Assistant Director for Policy for the Mayor of Philadelphia. Jacob received his Bachelor of Arts from Wesleyan University and his Master of Government Administration, with a concentration in Public Finance, from the University of Pennsylvania’s Fels Institute of Government.



Noah Freiberg
Senior Developer

As Senior Developer for PENNROSE, Noah Freiberg is responsible for the successful completion of multi-faceted real estate development projects from inception through construction completion and lease-up. He manages a multi-million-dollar pipeline of real estate projects in various stages of development. Noah provides leadership and direction to an in-house team of Developers and Associate Developers. He also assembles and manages an external team of financiers, architects, designers, engineers and contractors. Noah specializes in financing projects with multiple sources of funding, including federal, state and local programs. Prior to joining PENNROSE, Noah was a Tax Credit Administrator within the New Jersey Housing & Mortgage Finance Agency. In that capacity, he was responsible for allocating over \$150 million in annual Low-Income Housing Tax Credits, which generated approximately \$1 billion in private equity for affordable housing projects in the state of New Jersey. Noah received his Master of Business Administration from Rider University and his Bachelor of Science in Business Administration & Finance from Towson University.



Jonah Fay
Developer

Jonah Fay joined PENNROSE in 2017 as an Associate Developer and was promoted to Developer in 2023. Jonah’s responsibilities include management and production of the due diligence process for real estate, financial, and tax credit closing for PENNROSE developments. Jonah supports senior development staff in all aspects of the development process, from predevelopment through stabilization. Prior to joining PENNROSE, Mr. Fay worked as a Development Associate at Samuels & Associates in Boston. In this capacity, he worked on underwriting for multi-family and mixed-use developments as well as research and drafting of prospective market sector reports.



Brenda Cioce
President

RHO Residential brings a team of dedicated property management professionals with decades of experience serving Class A multi-family rental communities. RHO operates with a personalized approach, meaningfully engaging both property owners and residents to create a rich community experience. Formed in 2019, RHO manages over \$850 million in assets with more than 3,000 units in its portfolio. In 2022, the National Apartment Association recognized RHO as a “Top Employer” and “Top 10 Best Places to Work.”

Brenda started her property management career working for Trammel Crow/Avalon bay in 1989. In 1996, she joined Roseland Property Company (acquired by Mack-Cali in 2022) as President of Property Management, overseeing operations while growing her portfolio from 3,000 units across 14 communities to over 10,000 units across 40 communities. Brenda fostered a vibrant and collaborative corporate culture, motivating over 350 employees to earn and maintain the highest property values and rents across her Class-A portfolio of mixed-use, and high-, mid- and low-rise properties from Massachusetts to Washington DC. In 2018, Brenda initiated a new and exciting path, rolling all her professional expertise and intuition into RHO residential. She proudly presides over a talented team and growing portfolio of communities that receive a brand of care, attention, and guidance she has built a career perfecting.

Highlights from RHO’s portfolio include:

- **The District, Montvale, NJ** – 308 Class A apartments completed in 2022
- **Ivy & Green, Hackensack, NJ** – 389 Class A apartments completed in 2022
- **Max on Morris, Morristown, NJ** – 89 Class A apartments completed in 2022
- **The Hillmont, Hillsborough, NJ** – 175 Class A apartments completed in 2022
- **Inwood at Renaissance Square, Marlton, NJ** – 338 Class A apartments completed in 2020
- **Rivet & Rivet 226, Jersey City, NJ** – 262 Class A apartments completed in 2 phases spanning 2019-2021
- **RiverParc at Port Imperial, Weehawken, NJ** – 280 Class A apartments completed in 2015
- **Waterton, Secaucus, NJ** – 116 Class A apartments completed in 2022
- **Bay One, Bayonne, NJ** – 91 Class A apartments completed in 2022



PENNROSE MANAGEMENT COMPANY | PROPERTY MANAGEMENT (AFFORDABLE)



Marsha Blunt
President



Since its inception in 1981, PENNROSE Management Company (“PMC”) has earned a reputation as a leader in the field of affordable and mixed-income housing management. PMC brings a portfolio with over \$35 million in annual budgeted operations and a staff of approximately 400 employees, managing 160 properties and more than 13,000 units, in 11 states/districts.

An Accredited Management Organization, PMC has been recognized by the New Jersey Apartment Association as Management Company of the Year (Affordable) and has earned an industry-wide reputation for excellence in long-term management, maintenance, and the provision of social services. PMC participates in all PENNROSE’s developments, from concept to planning, through design and development, and into construction of the housing units, ensuring that the design and development of the new community effectively addresses the needs of its future residents as well as ensuring long-term operating efficiencies.

As President of PMC, Marsha Blunt is responsible for the financial and operational performance of the organization, overseeing the property operations, risk management, compliance, and maintenance departments and increasing the management company capacity to support development activities. Marsha has been a valued member of the PENNROSE team since joining the organization in 2006, serving as regional property manager and later regional vice president, where she oversaw 2,400 units in New Jersey and Pennsylvania. Most recently, she served on the executive team as Vice President of Operations, where she provided property management oversight for communities across Pennsylvania, Maryland, Washington, D.C., and the southeast. Prior to joining PENNROSE she held other positions in multifamily management, including Property Manager with Vesta Camden Urban Renewal.

Ms. Blunt has extensive experience in leasing and managing affordable housing programs, including LIHTC, HUD 202, Section 8, HOME, Hope VI, ACC, and Housing Choice Voucher. Marsha holds her Certified Occupancy Specialist (COS) and Blended Occupancy Specialist (BOS) certifications. She is a licensed Real Estate agent in New Jersey, a licensed Real Estate Broker in Pennsylvania, and is the Broker of Record for PENNROSE. Marsha holds a Master of Business Administration and a Bachelor of Science degree in Business Administration, both from Strayer University.



William "Billy" Procida
President & CEO



Procida Funding & Advisors ("PFA") is a private equity company that is focused on real estate lending and development in the tri-state area and has built, developed, loaned, and recovered over \$5 Billion of real estate assets since 1995. Procida Funding & Advisors is the exclusive fund manager of the 100 Mile Fund, a short-term real estate investment vehicle focusing on construction and bridge loans within 100 miles of New York City. Since its inception, the 100 Mile Fund has originated over \$1 billion in new loan originations and achieved above-market returns. The company brings a creative and flexible financing component to its development partners, offering both debt and equity solutions that allow for the construction of quality projects throughout the region.

As advisors, the team has worked with companies like Bear Stearns Securities Corp., Cerberus Capital Management, GMAC, and NRT REO Experts, focusing on recapturing losses and implementing turnaround management strategies. A key principle of their approach is a strong emphasis on construction knowledge and on-site presence.

William "Billy" Procida's career started in 1980 when he and his brother took over their family business, Procida Construction Corp. Expanding to include Procida Development, over the next decade, they built over 10,000 homes in New York City, particularly within the New Homes Program in the Bronx, winning numerous awards for inner-city development.

Recent financing highlights include:

- **Washington Lofts, Carteret, NJ** – A six-story 242-unit mixed-use block redevelopment completed in July 2022. PFA served as the debt and preferred equity lender funding approximately \$39.5 million in addition to \$7 million of developer equity.
- **Manhattan Transit Village, North Bergen, NJ** – A 214-unit rental community containing (5) three-story buildings and 281 parking spaces. With a developer equity contribution of \$10 million, PFA provided \$7.5 million of mezzanine debt/preferred equity and \$45 million construction loan facility.
- **Plaza Grande Cherry Hill, Cherry Hill, NJ** – A total of 507 rental apartments located across 16 buildings, PFA has provided \$73 million of equity in conjunction with a \$102 million construction loan from Madison Realty Capital. 288 units have been completed with the remainder of the site completing this Summer 2024.

PROCIDA FUNDING & ADVISORS | DEVELOPER FINANCIAL PARTNER



Michael Coen
Partner

Mike Coen is a Partner at Procida Funding and Advisors in charge of Loan Syndication and plays a key role in the syndication and distribution of the Fund’s loan portfolio. Mr. Coen facilitates in the underwriting, structuring, and execution of syndicated real estate loans seeking to maximize the Fund’s yield while mitigating risk. Mike continues to expand the investor base among banks, funds, and other investment partners. He has been featured in the Mid Atlantic Real Estate Journal’s 40 under 40 for his accomplishments at Procida as well. Prior to joining Procida, Mike helped managed a portfolio of distressed commercial and residential real estate assets at NRT REO Experts. Mike worked closely with other nationwide asset management companies servicing clients including JP Morgan Chase, Capital One, and Bank of America ultimately generating a liquidation value of more than \$670 million.



Derek Weissman
Partner

Derek Weissman is a Partner at Procida Funding and Advisors responsible with overseeing the Asset Management Department. Mr. Weissman also sits on the Board of Directors of the builders Association of Northern New Jersey. Mr. Weissman has also been published in Multi-Housing News for his writing on Furloughed Developments. Since joining the firm in 2015, Mr. Weissman has been directly involved in the underwriting, closing and asset management of over \$400 million of construction, bridge, and DIP loans. Currently, Mr. Weissman runs the Asset Management division and oversees a portfolio of over \$250 million in assets consisting of ground-up development, historical renovations, environmental cleanups, and much more. In his capacity as Asset Manager, Mr. Weissman spends his time on site overseeing all aspects of a project, which typically range from the development of the capital stack, predevelopment and construction oversight, marketing strategy, and implementation through lease up to stabilization.



Brian Foley
Partner

Brian Foley is a Partner at Procida Funding and Advisors responsible for leading the Originations department. Mr. Foley is a Foundation Board Member of Montefiore Nyack Hospital. Under Mr. Foley’s management, Procida has originated over \$1 Billion of new deal obligations throughout the northeast. Mr. Foley has also been published in the Commercial Property Executive and Real Estate NJ for his writing on multi-family housing in the Tri-State area. Mr. Foley joined the team in May of 2016 after graduating with a BS in Economics from the Wharton School of Business at the University of Pennsylvania.



Thriven Design is a Collingswood, NJ-based architecture, engineering, planning, and interior design firm that has been a pioneer in socially responsible, environmentally conscious design since 1971. Thriven continues to maintain a reputation for impactful design, recognizing that each project becomes someone’s home, haven, place of work, learning, or support. Utilizing their collective expertise, Thriven Design provides a collaborative experience built on communication, respect, and a shared appreciation for what is possible when working together.

Thriven Design’s staff of architects, engineers, planners, interior designers, and energy specialists has built experience in seven core sectors of design: affordable multifamily housing; affordable senior housing; affordable supportive housing; asset preservation; commercial properties; market-rate housing; and student housing. As an interdisciplinary team, Thriven Design is capable of providing more than 4 dozen professional services across the full project lifecycle.

Thriven Design has worked extensively throughout New Jersey’s 21 counties, contributing more than 30,000 units of multifamily housing to their home state alone, and have also worked with project partners in 30 states, the District of Columbia, and the U.S. Virgin Islands. Thriven’s relationship with the Borough of Collingswood spans over 25 years, providing professional services for numerous Collingswood renewal projects, including: The Scottish Rite Theater, Perkins Art Center, Collingswood Senior Center, Collingswood Department of Public Works and the adaptive reuse of the Old Zane School Building that has since become the firm’s headquarters.

Highlights from Thriven’s portfolio include:

- **One Thompson Avenue - Dover, NJ:** located in a transit-oriented area within walking distance to Town Hall and Dover Train Station and transformed a former parking lot into a lively 70-apartment housing community with 100 percent affordable units.
- **295J – Jersey City, NJ:** a five-story mixed-use development located directly adjacent to the 1200-acre Liberty State Park and a 5-minute walk from the Hudson-Bergen light rail station that contains 308 units of market-rate rentals with a mix of one-, two-, and three-bedroom apartments.
- **The Park at Woodbridge – Woodbridge Township, NJ:** located a half-block from the Woodbridge rail transit station, this six-story mid-rise consists of four floors of residential housing above two floors of garage parking and includes a total of 146 mixed-income family rental units with 22 units designated as affordable.



**Stephen L. Schoch, AIA, LEED®
AP
Principal**

Stephen L. Schoch, AIA, LEED AP is a Principal at Thriven Design and Director of Housing. Since joining the firm in 1984, Steve has been either the Lead Designer or Principal-In-Charge for residential development projects surpassing 50,000 units. Of that total, approximately two-thirds are ‘affordable’ homes – developed specifically for individuals and families with low-to-moderate incomes. His work is regarded as among the best examples of design for the disabled and is held up as an example of excellence on a national level. His influence as an advocate has helped institute changes in the NJ regulations that allocate funding for affordable housing, giving projects that integrate Supportive Housing into their communities a competitive advantage.

Steve has been an active member of the Supportive Housing Association of NJ since its founding in 1998. He is the only architect ever to serve on SHA’s Board of Directors, and he contributes key perspectives as both someone fully engaged in the housing development process, and as the parent of a disabled child.

Steve served as Managing Principal of Thriven Design from 2011 to 2022. He is credited with expanding Thriven Design into a multidisciplinary design firm with strong footholds in student- and market rate housing, as well as affordable, senior and supportive housing. During his tenure, the firm earned national recognition and garnered more than 33 project awards.

Steve has been a Collingswood resident since 1988 and spearheaded the effort to relocate the firm from Westmont to the current Collingswood location in 1999. He is NCARB certified, a LEED® Accredited Professional, and is a Registered Architect in twenty states.

Examples of Mr. Schoch’s project experience includes:

- **Gloria Robinson Court Homes - Jersey City, NJ** – a multi-phased mixed income, residential community including 274 mixed-income, mixed finance rental units, as well as a community center
- **Haven at South Atlanta - Atlanta, GA** – an 84-unit mixed-income residential community completed in 2022 that offers residents one-, two-, and three-bedroom garden-style apartments.
- **CANVAS Princeton Pike Office Park Redevelopment - Lawrence Township, NJ** – a multifamily mixed-use project including a 17,000 square-foot restaurant and retail promenade and 204 rental residences estimated to be completed in 2026.
- **The Pinnacle - Fort Lee, NJ** – a 15-story, 143-unit, high-rise with a mixed-income program and supportive housing component completed in 2020.

Established in 1962, PAULUS, SOKOLOWSKI and SARTOR (PS&S), continues to maintain a reputation of excellence. The depth and breadth of our expertise has helped PS&S grow into a firm offering multi-disciplined, full-service architecture, engineering, design, and environmental consulting services with over 250 employees. PS&S is ranked among the Top National Design Firms by Engineering News Record. With a diverse portfolio of projects ranging from small renovations to large construction projects worth hundreds of millions of dollars, PS&S brings a broad range of technical expertise and spans market sectors such as real estate, science and technology, urban air mobility, energy utility, education, and healthcare. PS&S is at the leading edge of sustainable design and has completed both registered LEED projects and good green architecture.

Highlights from PS&S' Portfolio include:

- **Randolph Senior Estates – Hainesport, NJ:** a 70-unit senior affordable housing apartment building constructed on a 6-acre property which also contains a church. The design includes shared parking design, stormwater management, outdoor amenity spaces, landscaping, and lighting.
- **WinnDevelopment, West Deptford Senior Apartment – West Deptford, NJ:** a 78-unit senior affordable housing apartment community with indoor and outdoor amenity spaces. The project has been designed to meet the goals of the Township's zoning, the redevelopment desires of the Township, and the needs of future residents.
- **Elizabeth Place Affordable Housing – Haddonfield, NJ:** a 20-unit affordable housing redevelopment located at a municipal parking lot within the Borough of Haddonfield. The development consists of two apartment buildings, with associated off-street parking and infrastructure.





**Marge Matusow DellaVecchia,
PP, AICP
Vice President, Principal Client
Relationship Manager**

Marge Della Vecchia handles PS&S’s Real Estate and Public Sector overall senior project, government, and client management in the Delaware Valley, Southern and New Jersey region where she works as a key liaison with State, County, local officials, and development partners to ensure successful project funding, management, and completion. She is highly respected, efficient, problem solving, successful professional in the fields of Affordable Housing, Project Management, Government, Planning, and Community Development.

She brings over 35 years of experience, many in government, to provide a clear line of communication between the development team and local officials, bringing countless redevelopments to fruition. Prior to joining PS&S, Marge was the Deputy County Administrator of Camden County from 2010 to 2016, the Executive Director of the NJ Housing and Mortgage Finance Agency from 2004 to 2010, and the Chief of Staff at the State of NJ Department of Community Affairs from 2002 to 2004. For 14 years prior, she was the Director of Engineering and Community Development in Cherry Hill Township.

Ms. Della Vecchia is a licensed Professional Planner (PP) in New Jersey and a Certified City Planner from the American Institute of Certified Planners (AICP). She achieved a Bachelor Arts from Farleigh Dickinson University and further acquired a Masters in City and Regional Planning (MCRP) from Rutgers University Graduate School.



**Mark Cifelli, PE Director,
Project Management**

Mr. Cifelli has over 17 years’ experience as a site civil engineer and project manager on both public and private sector projects in New Jersey. He is currently serving as chair of the PS&S Real Estate Sector, which focuses on design of residential, industrial, retail, and office projects. He has extensive experience in project management, business development, construction, and engineering design and frequently provides expert testimony at municipal planning and zoning boards.

Mark’s experience includes due diligence, feasibility, conceptual design geometry, grading, drainage and utility, stormwater, hydrology, hydraulics, engineering report preparation, bid specifications, and construction administration. Mr. Cifelli has comprehensive knowledge with regards to regulatory permitting including NJDEP, NJDOT, County and Municipal rules and regulations.

II. DEVELOPER INFORMATION FORM

DEVELOPER INFORMATION FORM | TANTUM

BOROUGH DEVELOPER INFORMATION FORM

DEVELOPER

- A. Legal Name of Developer: DEBRA TANTLEFF
- B. Corporation, Partnership or Sole Proprietorship: SOLE PARTNERSHIP
- C. Date of Establishment: 10/2013 State: NJ
- D. Address of Developer: 66 YORK STREET, 5TH FLOOR
JERSEY CITY, NJ 07302
- E. Telephone #: 201.630.0116
- F. Fax #: N/A
- G. E-mail Address: DEB@TANTUMRE.COM
TANTUMRE.COM
- H. Website Address: _____
- I. Name of Contact: DEBRA TANTLEFF Title: FOUNDING PRINCIPAL & MANAGER
- J. Other Members of Developer's Team: SEE SECTION A FOR MORE DETAIL
- 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. N/A
 - 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. N/A
 - 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.
DEBRA TANTLEFF, FOUNDING PRINCIPAL & MANAGER, 100% OWNER. UPON FORMATION OF JOINT VENTURE, UPDATED OWNERSHIP INTEREST SHALL BE DISCLOSED ACCORDINGLY
 - 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. N/A

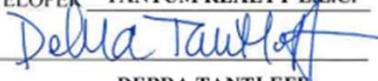
- 5. If the Developer is some other entity, the officers and each person having an interest of more than 10 percent. N/A
- 6. State any relationship or interest, either direct or indirect with any member of the governing body of the Borough of Collingswood, the County of Camden or any of its agencies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

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 TANTUM REALTY L.L.C.
 SIGNATURE 
 NAME (PRINT OR TYPE) DEBRA TANTLEFF
 TITLE FOUNDING PRINCIPAL & MANAGER
 DATE 03.12.24

DEVELOPER INFORMATION FORM | PENNROSE

BOROUGH DEVELOPER INFORMATION FORM

Pennrose, LLC FEIN: 82-2371443

Principal	Title	Home Address	Role*	% Interest in Entity
Richard K. Barnhart	Exec. Chairman of the Board	40 Evans Lane, Haverford, PA 19041	GP	22.50%
Mark H. Dambly	CEO	354 Darlington Road, Media, PA 19063	GP	22.50%
Timothy I. Henkel	Principal and President	462 Barday Road, Bryn Mawr, PA 19010	GP	15.00%
Hunt PR Holdings	Owner	4401 N. Mesa, El Paso, TX 79902	GP	40.0000%

DEVELOPER

- A. Legal Name of Developer: Pennrose, LLC
- B. Corporation, Partnership or Sole Proprietorship: Limited Liability Company
- C. Date of Establishment: 8/01/2017* State: PA
- D. Address of Developer: 1301 N. 31st Street
Philadelphia, PA 19121
- E. Telephone #: 267.386.8670
- F. Fax #: 267.386.8640
- G. E-mail Address: Jfisher@pennrose.com
- H. Website Address: pennrose.com
- I. Name of Contact: Jacob Fisher Title: Regional Vice President
- J. Other Members of Developer's Team: Noah Freiberg (Sr. Developer) Jonah Fay (Developer)
- 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: Please see the attached page.

*Pennrose, LLC has no interest 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.

- 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.

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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 Pennrose, LLC
 SIGNATURE 
 NAME (PRINT OR TYPE) Timothy I. Henkel
 TITLE President and Principal
 DATE 3.7.2024

*Pennrose, LLC was formed on 8/1/17 as successor developer to Pennrose Development LLC & Pennrose Properties LLC. The successor was formed to accommodate a minority interest investment in the Pennrose organization.

III. RELEVANT DEVELOPMENT PROJECTS

TANTUM DEVELOPMENTS

THE WOODBURY | WOODBURY, NJ – IN DEVELOPMENT

As county seat, Woodbury benefits from a regional location with traditional urban appeal that is balanced by its small-town charm. TANTUM was recently designated redeveloper and is currently pursuing approvals to develop and construct a 4-story building containing approximately 220 Class A luxury multifamily rental apartments that aims to introduce a variety of new, quality housing product to the local market. The project is designed with a centralized 325-space, 5-story precast parking garage and allows for direct pedestrian access onto Broad Street, the city's main street and commercial corridor.



Designed in conjunction with Thriven Design and PS&S, the proposed community will be anchored by approximately 10,000 square feet of interior amenity space and 3,500 square feet of ground-floor commercial retail space. The plan is complemented by a surplus of outdoor open space including two exceptionally designed resident amenity courtyards and ½ acre of public open space that incorporates a 3,100 square foot beer garden pavilion. This project will be developed in partnership with Canoe Brook Develop and RHO Residential will be providing leasing and property management services. This \$65 million project will be funded with approximately 30% developer equity and 70% construction loan facility.

EPSTEIN'S REDEVELOPMENT | MORRISTOWN, NJ

Completed in 2015, the \$225 million redevelopment of the former Epstein's Department Store in downtown Morristown created a vibrant mixed-use community consisting of over 260 condominium and rental apartments anchored by over 60,000 square feet of ground floor high end retail that attracted a mix of local, regional, and national retail tenants. This project was done in public-private partnership with the Morristown Parking Authority and included the construction of a shared public and private parking garage as well as LEED certified office building home to such organizations such as the Geraldine H. Dodge Foundation and The Seeing Eye.

This project served as the catalyst that spearheaded the transformation of Morristown and quickly became a national model for downtown mixed-use redevelopment. Situated overlooking the Morristown Green, the community benefits from expansive public open space and was designed with a central public piazza. Recognizing its location within the bustling downtown adjacent to numerous downtown businesses, the piazza connects to a public right of way that serves as a loading area to the rear of these businesses while also creating pedestrian access out to the main street.



The mixed-use residential buildings were financed with several different cross-collateralized loan facilities with PNC Bank serving as the lead construction lender who provided 70% debt. In addition to approximately 11% developer equity, the project was built in partnership with Prudential who provided approximately 19% mezzanine financing as well as full takeout of the construction loan facility. The Morristown Parking Authority financed the construction of the office building and parking garage through municipal bonds, which required parking revenue guarantees from the developer. Collectively, the entire block continues to operate under a commercial condominium structure ensuring that all parties financially contribute to the ongoing maintenance of the public improvements.



HIGHLANDS AT MORRISTOWN STATION | MORRISTOWN, NJ

This \$75 million redevelopment of a former 225-space surface parking lot resulted in the completion of NJ Transit's first Transit Village in New Jersey. The 217-unit apartment building abuts the Morristown Train Station and includes 8,000 square feet of retail and 5,000 square feet of amenity space and an outdoor landscaped pool deck. A model for public-private partnership, the project includes a 722-space garage that is shared by residents, retail customers, and public commuters.

The building was designed to allow direct commuter access out to the train platform while also utilizing the architectural mass of the apartments to buffer the visual bulk of the large parking garage to the passerby.



Completed in 2010, this project was financed by Wells Fargo with an approximate \$40 million construction loan that included approximately \$35 million in equity between the development partners and Prudential who also funded full takeout of the construction loan as part of the permanent financing which also included ownership interest in the asset.

THE ELEMENT | RED BANK, NJ

Located in the heart of downtown and within walking distance to the NJ TRANSIT train station, The Element is a 35-unit Class A boutique multifamily community overlooking Riverside Gardens Park and the Navesink River. With units that offer large interior space and private outdoor balcony space, this community includes a resident base of working professionals and many empty nesters and baby boomers eager to downsize while also looking for an active lifestyle offered by living in a dynamic downtown that is rich in historic, culture, and art.



Completed in 2019, this esteemed community was the first redevelopment project in the history of the Borough. In partnership with the landowner, TANTUM was responsible for turning a vacant piece of property into a vibrant community, resulting in a domino effect of other redevelopment initiatives. This \$12.5 million project was financed with \$10 million in debt from First Constitution Bank and \$2.5 million of developer equity.

526 OCEAN AVE VETERANS HOUSING | JERSEY CITY, NJ

This 20-unit affordable housing community was completed in November 2021. Priority marketed to qualifying veterans, the community includes 3 units dedicated for homeless veterans. A true public-private partnership, this \$5.5 million project was financed with public funding from the Jersey City Affordable Housing Trust Fund and Home Investment Partnership Program (HOME) offered through the U.S. Department of Housing and Urban Development (HUD). A cooperation in social impact, TANTUM has executed a subsidized rent-free lease with Collaborative Support Programs of NJ to provide social services to the local community at large and case management services to the veteran residents.



As part of the community engagement, TANTUM worked with the Jersey City Mural Arts Program to incorporate a mural on the building façade which appropriately pays homage to the Tuskegee Airmen. Consistent with the social impact nature of this project, TANTUM contracted with Studio 1200, a Woman Business Enterprise, who served as the architect of record and Sweetwater Construction Company, a Veteran Business Enterprise, who served as the general contractor.



PORT IMPERIAL | WEEHAWKEN & WEST NEW YORK, NJ



Hudson Club

Port Imperial is a 200-acre \$2 billion master-planned community along New Jersey's Hudson River Waterfront stretching the equivalent of 34th Street to 86th Street in Manhattan, located in the townships of Weehawken and West New York. Comprised of over 6,500 for-sale and rental units, Port Imperial also includes over 200,000 square feet of retail, a 300+key hotel and over 1500 commuter parking garage spaces for the New York Waterway ferry. Some specific Port Imperial projects from Ms. Tantleff's portfolio are shown below.



Hudson River Waterfront Walkway



55 Riverwalk Place



The Brownstones



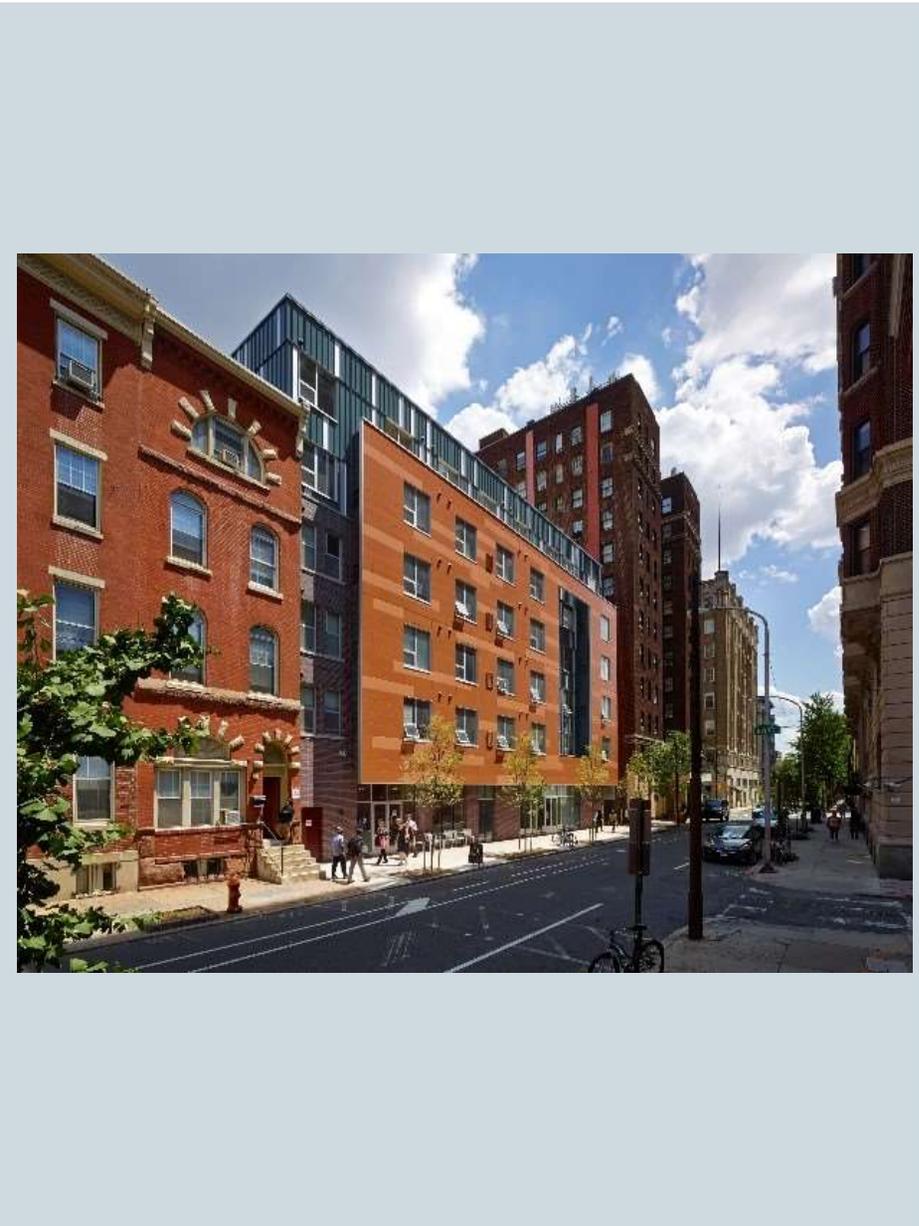
Rivertrace

PENNROSE DEVELOPMENTS

Completed in late 2014, the John C. Anderson Apartments is a 56-unit senior (ages 62+) affordable, LGBTQ affirming, mixed-use development in the heart of Center City, Philadelphia. This six-story building replaced a former maintenance garage owned by the Redevelopment Authority of the City of Philadelphia. The community features all one-bedroom units reserved for households earning between 20% and 60% Area Median Income (“AMI”) and includes indoor and outdoor amenity space as well as 1,900 square feet of retail space. Designed with energy efficient standards, the building includes photovoltaic (PV) panels, which generate more than 5% of the total energy consumed.

Located in what is commonly referred to as the “Gayborhood”, it was one of the first areas in the city where Lesbians and Gays could establish their community in an open and accepting environment. Over time, this part of Center City has become trendy and expensive, making it more and more difficult for low-income seniors living on a fixed income and the LGBTQ community who has historically faced discrimination in senior housing, to remain in the neighborhood.

With a total project cost of \$19.6 million, the financing for John C. Anderson consisted of \$2 Million in City of Philadelphia HOME funds, \$6 Million in RACP and \$11.5 Million in LIHTC Equity.



JOHN ARTHUR FLATS | CINCINNATI, OH

John Arthur Flats is a 57-unit, 3-story new construction, 100% affordable, LGBTQ affirming senior housing development in the Northside neighborhood of Cincinnati. The community offers a range of studio, one and two-bedroom apartments to residents earning between 30% and 60% AMI. It is the first designated LGBTQ-friendly, senior affordable housing development in Cincinnati.

Paying homage to its history, the community is named for the late John Montgomery Arthur, a Cincinnati native and husband of John Obergefell, the plaintiff in the Supreme Court case that legalized same-sex marriage in the United States. The “Maureen Wood Community Room” is named in honor Maureen Wood, a LGBTQ long-time Northsider who passed away in 2017. A neighborhood pioneer, she owned Crazy Ladies Bookstore, and was known for teaching home-repair and improvement classes to single women and mothers.

Resident amenities include a fitness center, community space, outdoor terrace, on-site laundry, and parking. On-site supportive services are provided by Council on Aging of Southwestern Ohio, PMC and Caracole, the Greater Cincinnati region’s nonprofit AIDS Service Organization.

Completed in late 2022, John Arthur Flats was financed with equity syndicated by CREA from a 9% Low Income Housing Tax Credit award from the Ohio Housing Finance Agency, a \$1M award of HOME funding from the City of Cincinnati, a \$525,000 grant from the Federal Home Loan Bank of Cincinnati’s Affordable Housing Program and a loan from Fifth Third Bank.



Originally built in 1902 as a high school, William Barton Rogers Middle School, formerly Hyde Park High School, has been serving and educating the Hyde Park community for over a century. This creative adaptive reuse celebrates the history of the former school and the history of Hyde Park and celebrates the Hyde Park Community while offering safe LGBTQ friendly senior housing that will allow Hyde Park and Boston residents to age in place.

The Pryde is New England's first LGBTQ-friendly senior housing development, with 74 units available at a range of incomes, from 30% of AMI to 100% AMI. Residents benefit from the public community spaces as well as additional amenities including a warming kitchen and a theatre for hosting resident movie nights.

Through preservation of the historic exterior facade as well as significant interior architectural elements, the property includes 10,000sf of public space as well as an outdoor courtyard that offers residents and the community an enhanced place for events, gatherings, meetings, classes, and workshops.

This community will be completed in fall of 2024 and is pre-leasing as of February 2024. Financing sources include Federal Low-Income Housing Tax Credits, Massachusetts (MA) Low-Income Housing Tax Credits, Federal Historic Tax Credits, Massachusetts Historic Tax Credits, Federal Home Loan Bank of Boston Affordable Housing Program funds, City of Boston Mayor's Office of Housing funds, City of Boston Community Preservation Act funds, MA Community Based Housing funds, MA Housing Stabilization Funds, MA Transit-Oriented Development funds, Affordable Housing Trust funds, and a Permanent Loan.



PREMIERE AT THE NEW BRUNSWICK PERFORMING ARTS CENTER | NEW BRUNSWICK, NJ



The New Brunswick Performing Arts Center, a \$172 million redevelopment, is one of the most significant urban initiatives in the state, transforming New Brunswick's Downtown Cultural Arts District into a regional hub for the performing arts. Comprised of a variety of uses, the center includes two state-of-the-art theaters, dedicated rehearsal studios, office space, 207 rental apartments, a 344-space public parking garage, and a bar which serves upscale theater concessions and signature cocktails for NBPAC patrons.

Developed in partnership with DEVCO, PENNROSE spearheaded the Premiere Residences, a 207-unit mixed-income rental tower that rises above the theater complex. Resident benefit from open floor plans that offer quality finishes and host of amenities, including a 23rd-story outdoor roof deck, karaoke room, demonstration kitchen, co-working space, and a full fitness center.

With two Proscenium theaters, the Elizabeth Ross Johnson Theater includes the Main Stage, a 463-seat theatre designed to accommodate large musical and drama performances, dance, and opera. The Arthur Laurents Theater accommodates theatrical and smaller dance performances. It also provides additional flexibility to accommodate lecture, community, and musical events. State-of-the-art lighting and sounds systems were incorporated to support these various performance types.

Completed in 2019, this redevelopment assembled over 20 public-private partners to secure a complex array of financing sources including Economic Redevelopment & Growth Tax Credit Supported Debt, Private Equity, Middlesex County Cultural Grant, Middlesex County Improvement Authority Bonds, New Market Tax Credit Proceeds, Redevelopment Area Bonds, New Brunswick Cultural Center Contribution, Rutgers University Contribution, Private First Position Mortgage, Low Income Housing Tax Credit Equity, and New Brunswick Parking Authority Bonds.

ONE THOMPSON AVENUE | DOVER, NJ

One Thompson Avenue is a 100% affordable 70-unit community offering a mix of one-, two- and three- bedroom units to residents with household incomes at or below 60% AMI. Designed for family occupancy, there is a leasing preference for veterans and includes a supportive housing component for residents with physical disabilities.

As part of Dover's downtown redevelopment master plan, this project contributes to the Town's goals of reducing auto dependency, complementing neighborhood commercial uses, and creating a walkable downtown.

In addition to residents benefitting from on-site property management services, Triple C Housing operates out of a common space to provide robust supportive services to all residents of the development.

Completed in 2019, the building has received Energy Star Certification and is constructed to meet Enterprise Green Communities standards. The project was funded by equity from the sale of Low-Income Housing Tax Credits.

This \$21.2 million project was financed with 9% Low-Income Housing Tax Credit equity, in the amount of \$12.5 million, a \$6.8 million permanent loan, approximately \$370,000 in Morris County NJ HOME funds, and NJ Transit mortgage, and deferred developer fee.

IV. REFERENCES

REFERENCES

NAME	TITLE	COMPANY	ADDRESS	EMAIL	PHONE
Tim Dougherty	Mayor	Town of Morristown	200 South Street Morristown, NJ 07960	mayor@townofmorristown.org	973-292-6629
James M. Cahill	Mayor	City of New Brunswick	78 Bayard Street New Brunswick, NJ 08901	jcahill@cityofnewbrunswick.org	732-745-5004
John E. McCormac	Mayor	Woodbridge Township	1 Main Street Woodbridge, NJ 07095	wbmayor@twp.woodbridge.nj.us	732-602-6015
Pasquale Menna	Mayor of Red Bank (Former)	Menna Law Firm	151 Bodman Place Suite 300 Red Bank, NJ 07701	pmenna@mennalaw.com	732-383-8445
Miles Cary III	Senior VP	Bank of America Merrill Lynch	100 South Charles Street 3 rd Floor Baltimore, MD 21201	miles.cary@baml.com	410-274-6379

V. PRELIMINARY CONCEPT PLAN

CONCEPT PLAN | OVERVIEW



The heart of any successful downtown mixed-use redevelopment is one that utilizes an appropriate amount of critical mass to deliver a dynamic mix of activity while leveraging the inherent infrastructure of the surrounding neighborhood. Our approach stems from recognizing the strong sense of community, rich in history and pride, coupled with the lifestyle that exists within Collingswood.

Regularly sponsored Borough events including Art Within Reach and "2nd Saturdays" all serve to promote sculptors, and photographers in local businesses; events such as the local farmers' market, held at or adjacent to the redevelopment site, encourage the public to enjoy and utilize the downtown. This redevelopment opportunity provides the potential to integrate an additional full-time residential base into an already diverse downtown district that is anchored by a wide variety of restaurants, arts, and culture.

In looking at the redevelopment area, we believe that the central water towers can and should be utilized as both a landmark and a benchmark in determining the appropriate scale for the project. Our proposed concept plan incorporates two distinct residential buildings that flank the central water towers which will be upgraded to create an enhanced public open space plaza area. We have factored in replacing the existing public parking while also accounting for parking needs for the new residential community, given its walkable, downtown, mass-transit proximate location. As a result, we feel it necessary to incorporate the surface parking lot located behind Thriven Design's office to create sufficient footprint for a large parking garage and achieve a reasonable amount of residential density.

The site is designed to retain the existing public parking underneath the PATCO viaduct. Additional surface parking is also incorporated into the site running parallel to Atlantic Avenue. Importantly, the buildings have been located to allow for continued pedestrian and vehicular access along the rear of the Haddon Avenue facing businesses. This service area spans the length of the redevelopment area connecting pedestrians to the central open space plaza, from Collings Avenue to Irwin Avenue and we will explore improving the pedestrian linkages out to Haddon Avenue as well.

It is our intention that as the public is engaged in the redevelopment process, we will demonstrate that the heart of the community will not be impacted through the repositioning of the municipal lot. We are excited to present this opportunity that will deliver a new active resident who will seek to integrate and participate in the larger community, a new tax ratable for the Borough, and a new built environment that will make Collingswood proud.

CONCEPT PLAN | SITE PLAN

Building A (Affordable)
Senior Apartments - 60 units

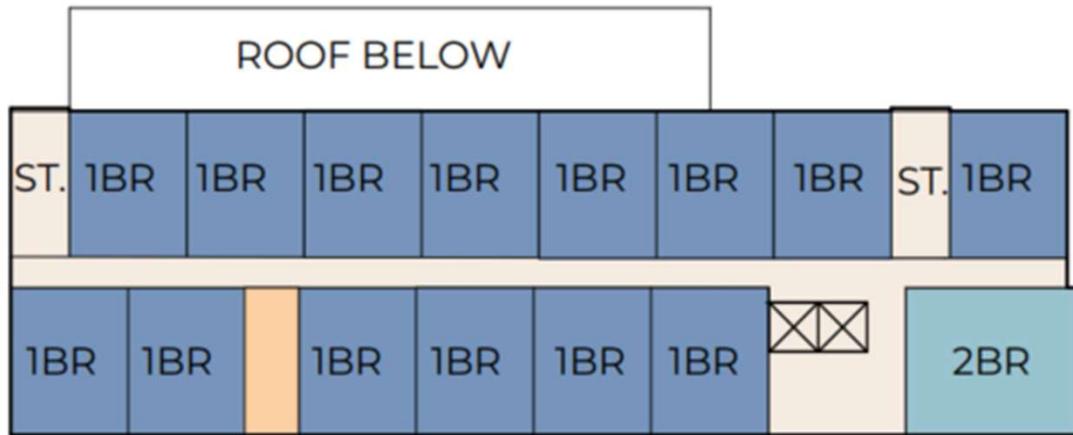
Building B (Market)
Residential Apartments - 95 units

Parking
254 spaces

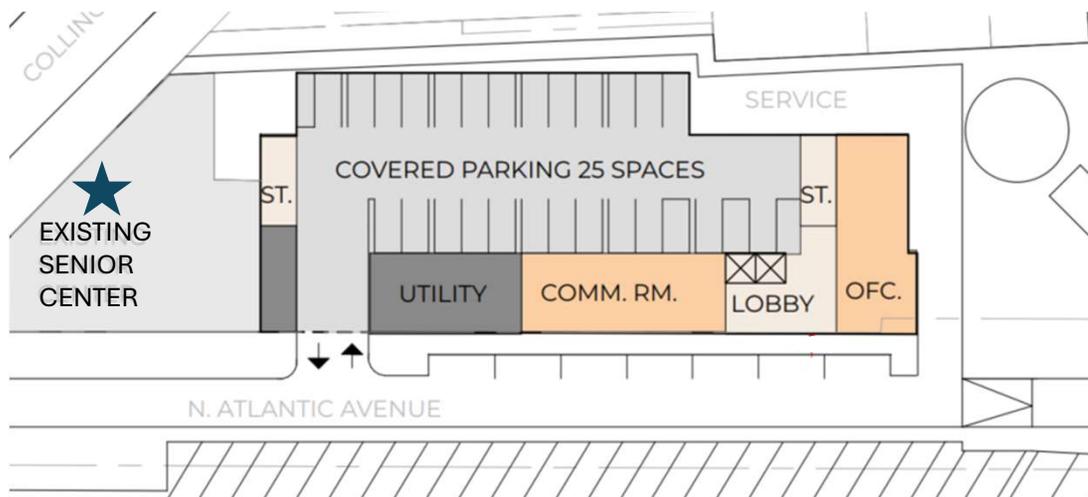


Overall Site Plan

CONCEPT PLAN | SENIOR APARTMENTS (BUILDING A)



Building A – Typical Floor (2-5)

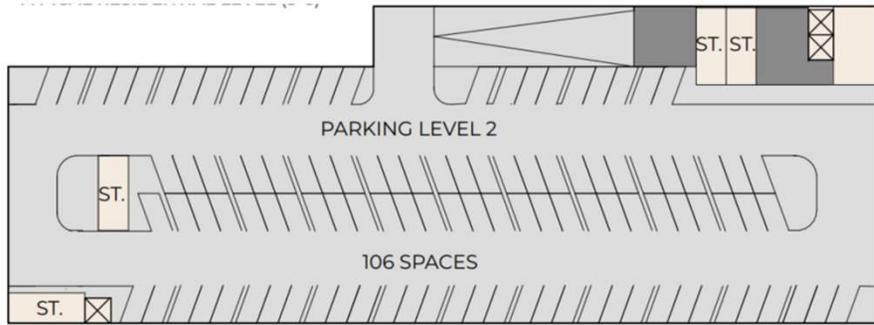


Building A – Ground Floor

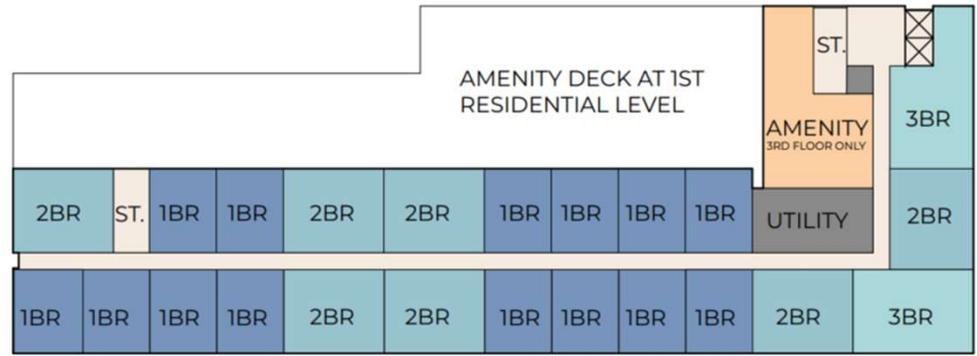
In determining the program for each building, we have leveraged the existing Senior Community Center as the primary factor in how we approach the two development sites. Our proposal locates Building A, a five-story 60-unit building, adjacent to the center with the option to connect directly into the existing center. This building will be designed as a 100% senior (ages 62+) affordable housing community, offering residents the opportunity to age-in-place while also benefiting from the wide range of community programs that the center offers, while at the same time exceeding the affordable goal of 15% for the overall development. The building will contain ground floor parking for the building residents and include a common amenity space as well as a leasing and property management office. The apartments will consist primarily of 1-bedroom layouts sized appropriately for the qualifying senior resident.

Recognizing Collingswood is one of the fastest growing LGBTQ communities, we are open to target marketing the affordable senior building to this demographic, ensuring a safe and vibrant place for the LGBTQ community to age in place.

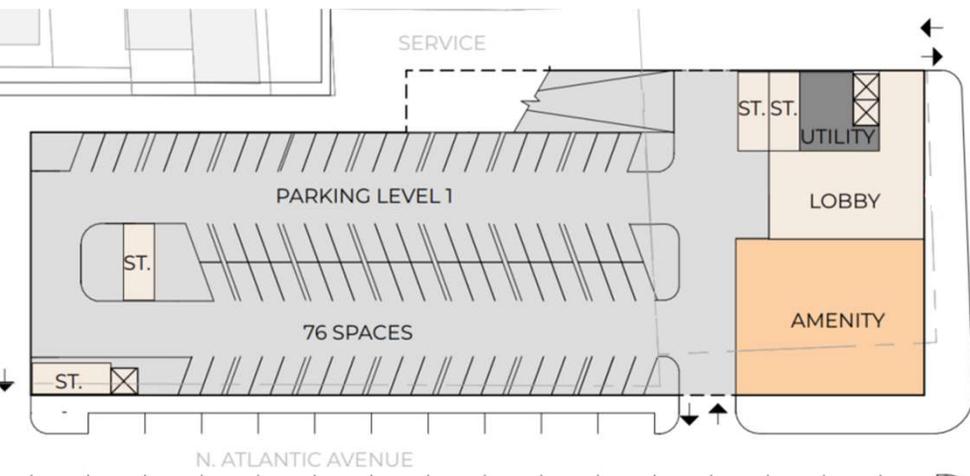
CONCEPT PLAN | RESIDENTIAL APARTMENTS (BUILDING B)



Building B – Second Floor



Building B – Typical Floor (3-6)



Building B – Ground Floor

Building B is proposed as a six-story, 100% market rate Class A residential rental community. Offering a wide range of bedroom types and product sizes, the building will include a variety of amenity spaces as well as an outdoor amenity deck for the residents of the community. The four stories of residential are situated on top of two levels of parking which will allow for both individual assignment of parking spaces to residents as well as shared parking with the public.

