

RESOLUTION 2023 – 81

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MOUNT ARLINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE ORCHARDS AT MOUNT ARLINGTON URBAN RENEWAL, LLC IN CONNECTION WITH THE REDEVELOPMENT OF BLOCK 61.02, LOT 23.08, COMMONLY REFERRED TO AS 181 HOWARD BOULEVARD

WHEREAS, an affiliate of the Redeveloper is the owner of Block 61.02 Lot 23.08 as shown on the official Tax Map of the Borough of Mount Arlington, Morris County, and commonly known as 181 Howard Boulevard, consisting of approximately 7.61 acres (the “**Property**”); and

WHEREAS, on July 9, 2020 the Borough Council adopted Resolution 2020-109 designating the Property as an area designated “in need of redevelopment” in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., as amended and supplemented (the “**Redevelopment Law**”); and

WHEREAS, in accordance with the Redevelopment Law, on March 2, 2021 the Borough Council adopted Ordinance 02-2021 authorizing a redevelopment plan for the Property entitled the “111 & 181 Howard Boulevard Redevelopment Plan”, as prepared by Jessica C. Caldwell, P.P./AICP, dated February 2, 2021 (as may be further amended from time to time, the “**Redevelopment Plan**”); and

WHEREAS, the Borough and the Redeveloper entered into that certain redevelopment agreement dated July 6, 2021, (the “**Redevelopment Agreement**”) which contemplates the redevelopment of the Property with a mixed-use project to be renamed “Station Square” with the addition of two new luxury apartment buildings to replace a portion of the existing shopping center and former freestanding bank building, an upgrade of the remaining shopping center façade, and the expansion of the onsite parking to support the project along with landscaping, signage and other enhancements; and

WHEREAS, the Redeveloper proposes the removal of the end of the east wing of the existing vacant retail building and the construction of a 4-story, mixed-use building (“**Original Building 1**”), containing: (1) 4,640 square feet of new retail/commercial space, (2) the entrance, lobby, common space, fitness rooms, community lounges, bike storage rooms and tenant storage for the residential units, (3) 17 market-rate rental apartments, including 16 one bedroom units and 1 two bedroom unit, and (4) 7 rental residential units affordable to very low, low and/or moderate income households that qualify as such, consisting of 2 one-bedroom units, 2 two-bedroom units, and 3 three-bedroom units; and

WHEREAS, the Redeveloper proposes the demolition of the existing freestanding former bank building and the construction of a 5-story, multi-family residential building (“**Building 2**”), which will contain: (1) the entrance, lobby, common space, fitness rooms, community lounges, bike

storage rooms and tenant storage for the residential units, (2) 43 market-rate rental apartments, including 31 one bedroom units and 12 two bedroom units, and (3) 4 two-bedroom Affordable Housing Units; and

WHEREAS, an additional 79 off-street parking spaces will be added to the Property for a total of 277 parking spaces, the 34,694 square feet of retail/commercial space will remain in the existing retail building, the shopping center parapet facades shall be four sided to limit views of rooftop equipment and sides of parapets, the size and design of the parapet facades shall be determined by the Land Use Board during site plan review, the façade above the existing Dollar General shall be improved to have a two-story profile as per the Redevelopment Plan, the colors of the buildings shall utilize historic color palettes such as Sherwin Williams' preservation Palette or Benjamin Moore Historic Color Collection, stone shall be integrated into the façade treatments in addition to the brick, outdoor amenity areas, site improvements, signage, utilities and Infrastructure Improvements, all in accordance with the Redevelopment Plan, and any and all approvals granted by any and all other governmental agencies exercising jurisdiction over the Property; and

WHEREAS, the Parties wish to amend the Redevelopment Agreement to modify the project description with regard to Original Building 1 as the Redeveloper proposes the removal of the end of the east wing of the existing vacant retail building and the construction of a 5-story, multi-family residential building, which will contain: (1) the entrance, lobby, common space, fitness rooms, community lounges, tenant storage for the residential units, (2) 28 market-rate rental apartments, including 26 one bedroom units and 2 two bedroom units, and (3) 9 rental residential units affordable to very low, low and/or moderate income households that qualify as such, consisting of 2 one-bedroom units, 3 two-bedroom units, and 4 three-bedroom units.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Mount Arlington, County of Morris, New Jersey, as follows:

I. GENERAL

The aforementioned recitals are incorporated herein as though fully set forth at length.

II. EXECUTION OF FIRST AMENDMENT AUTHORIZED

- (a) The Mayor is hereby authorized to execute the First Amendment to the Redevelopment Agreement, substantially in the form attached hereto as **Exhibit A**, subject to modification or revision deemed necessary or desirable in consultation with counsel, and to take all other necessary or desirable action to effectuate such First Amendment to the Redevelopment Agreement.
- (b) The Borough Clerk is hereby authorized and directed, upon the execution of the First Amendment to the Redevelopment Agreement in accordance with the terms of Section II(a) hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the Borough upon such document.

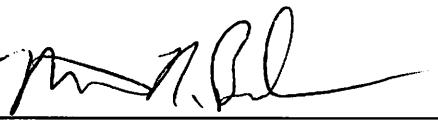
IV. SEVERABILITY

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

V. EFFECTIVE DATE

This Resolution shall take effect immediately.

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Council of the Borough of Mount Arlington, and adopted on April 4, 2023.



Matthew N. Bansch, Borough Clerk

EXHIBIT A

First Amendment to Redevelopment Agreement

**FIRST AMENDMENT TO
REDEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT (“Amendment”) is made as of June 1, 2023 (the “Effective Date”) by and between **THE BOROUGH OF MOUNT ARLINGTON** (the “Borough”), a municipal corporation of the State of New Jersey, having its offices at 419 Howard Boulevard, Mount Arlington, New Jersey 07856, acting in capacity of Redevelopment Redeveloper pursuant to the provisions of the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*; (the “Redevelopment Law”) and **THE ORCHARDS AT MT. ARLINGTON URBAN RENEWAL, LLC**, a New Jersey urban renewal Redeveloper, having its offices at c/o Florham Realty Management, 1075 Route 34, Suite G, Aberdeen, New Jersey 07747 (together with permitted successors or assigns as hereinafter provided, the “Redeveloper”, together with the City, the “Parties,” and each a “Party”).

W I T N E S S E T H

WHEREAS, an affiliate of the Redeveloper is the owner of Block 61.02 Lot 23.08 as shown on the official Tax Map of the Borough of Mount Arlington, Morris County, and commonly known as 181 Howard Boulevard, consisting of approximately 7.61 acres (the “Property”); and

WHEREAS, on July 9, 2020 the Borough Council adopted Resolution 2020-109 designating the Property as an area designated “in need of redevelopment” in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et. seq.*, as amended and supplemented (the “Redevelopment Law”); and

WHEREAS, in accordance with the Redevelopment Law, on March 2, 2021 the Borough Council adopted Ordinance 02-2021 authorizing a redevelopment plan for the Property entitled the “111 & 181 Howard Boulevard Redevelopment Plan”, as prepared by Jessica C. Caldwell, P.P./AICP, dated February 2, 2021 (as may be further amended from time to time, the “Redevelopment Plan”); and

WHEREAS, the Borough and the Redeveloper entered into that certain redevelopment agreement dated July 6, 2021, (the “Redevelopment Agreement”) which contemplates the redevelopment of the Property with a mixed-use project to be renamed “Station Square” with the addition of two new luxury apartment buildings to replace a portion of the existing shopping center and former freestanding bank building, an upgrade of the remaining shopping center façade, and the expansion of the onsite parking to support the project along with landscaping, signage and other enhancements; and

WHEREAS, the Redeveloper proposes the removal of the end of the east wing of the existing vacant retail building and the construction of a 4-story, mixed-use building (“**Original Building 1**”), containing: (1) 4,640 square feet of new retail/commercial space, (2) the entrance, lobby, common space, fitness rooms, community lounges, bike storage rooms and tenant storage for the residential units, (3) 17 market-rate rental apartments, including 16 one bedroom units and 1 two bedroom unit, and (4) 7 rental residential units affordable to very low, low and/or moderate income households that qualify as such, consisting of 2 one-bedroom units, 2 two-bedroom units, and 3 three-bedroom units;

and

WHEREAS, the Redeveloper proposes the demolition of the existing freestanding former bank building and the construction of a 5-story, multi-family residential building ("**Building 2**"), which will contain: (1) the entrance, lobby, common space, fitness rooms, community lounges, bike storage rooms and tenant storage for the residential units, (2) 43 market-rate rental apartments, including 31 one bedroom units and 12 two bedroom units, and (3) 4 two-bedroom Affordable Housing Units; and

WHEREAS, an additional 79 off-street parking spaces will be added to the Property for a total of 277 parking spaces, the 34,694 square feet of retail/commercial space will remain in the existing retail building, the shopping center parapet facades shall be four sided to limit views of rooftop equipment and sides of parapets, the size and design of the parapet facades shall be determined by the Land Use Board during site plan review, the façade above the existing Dollar General shall be improved to have a two-story profile as per the Redevelopment Plan, the colors of the buildings shall utilize historic color palettes such as Sherwin Williams' preservation Palette or Benjamin Moore Historic Color Collection, stone shall be integrated into the façade treatments in addition to the brick, outdoor amenity areas, site improvements, signage, utilities and Infrastructure Improvements, all in accordance with the Redevelopment Plan, and any and all approvals granted by any and all other governmental agencies exercising jurisdiction over the Property; and

WHEREAS, the Parties wish to amend the Redevelopment Agreement to modify the project description with regard to Original Building 1 as the Redeveloper proposes the removal of the end of the east wing of the existing vacant retail building and the construction of a 5-story, multi-family residential building, which will contain: (1) the entrance, lobby, common space, fitness rooms, community lounges, tenant storage for the residential units, (2) 28 market-rate rental apartments, including 26 one bedroom units and 2 two bedroom units, and (3) 9 rental residential units affordable to very low, low and/or moderate income households that qualify as such, consisting of 2 one-bedroom units, 3 two-bedroom units, and 4 three-bedroom units.

NOW, THEREFORE, in consideration of the promises, covenants and agreements set forth herein, the parties hereto, binding themselves, as well as their successors and assigns, do hereby mutually promise, covenant and agree as follows:

Section 1. Definitions. All capitalized terms in this Amendment shall have the meaning set forth in the Redevelopment Agreement except as provided herein.

Section 2. Amendments. The terms of the Redevelopment Agreement are hereby amended as follows:

(a) Section 2.2 of the Redevelopment Agreement is hereby amended to read as follows:

"SECTION 2.2. The Project. The Project is a mixed-use project to be renamed "Station Square" with the addition of two new luxury apartment buildings to replace a portion of the existing shopping center and former freestanding bank building, an upgrade of the remaining shopping center façade, and the expansion of the onsite parking to support the project along with landscaping, signage and other enhancements. Specifically, the Redeveloper proposes the removal of the end of the east wing of the existing vacant retail building and the construction of a 5-story, multi-family residential building ("**Building 1**"). Building 1 will contain: (1) the entrance, lobby, common space, fitness rooms, community lounges, tenant storage for the

residential units, (2) 28 market-rate rental apartments, including 26 one bedroom units and 2 two bedroom units, and (3) 9 rental residential units affordable to very low, low and/or moderate income households that qualify as such, consisting of 2 one-bedroom units, 3 two-bedroom units, and 4 three-bedroom units (the “Affordable Housing Units”). The Redeveloper proposes the demolition of the existing freestanding former bank building and the construction of a 5-story, multi-family residential building (“Building 2”). Building 2 will contain: (1) the entrance, lobby, common space, fitness rooms, community lounges, bike storage rooms and tenant storage for the residential units, (2) 43 market-rate rental apartments, including 31 one-bedroom units and 12 two bedroom units, and (3) 4 two-bedroom Affordable Housing Units. An additional 79 off-street parking spaces will be added to the Property for a total of 277 parking spaces. The 34,694 square feet of retail/commercial space will remain in the existing retail building. The shopping center parapet facades shall be four sided to limit views of rooftop equipment and sides of parapets. The size and design of the parapet facades shall be determined by the Land Use Board during site plan review. The façade above the existing Dollar General shall be improved to have a two-story profile as per the Redevelopment Plan. The colors of the buildings shall utilize historic color palettes such as Sherwin Williams’ preservation Palette or Benjamin Moore Historic Color Collection. Stone shall be integrated into the façade treatments in addition to the brick. The Project shall also include outdoor amenity areas, site improvements, signage, utilities and Infrastructure Improvements, all in accordance with the Redevelopment Plan, and any and all approvals granted by any and all other governmental agencies exercising jurisdiction over the Property. The Project is depicted on the attached Exhibit A.

(b) Exhibit A of the Redevelopment Agreement is hereby amended and replaced with Exhibit A attached hereto.

Section 3. Miscellaneous.

(a) Except as specifically modified by this Amendment, all other terms of the Redevelopment Agreement shall remain in full force and effect.

(b) The execution and delivery of this Amendment has been duly authorized by all necessary action of each of the Parties hereto and represents the valid and binding act and obligation of each of them, enforceable against each of them in accordance with its terms. This Amendment shall be binding upon and inure to the benefit of the Parties thereto and their respective successors and assigns.

(c) This Amendment may be simultaneously executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(d) This Amendment may not be amended, changed, modified, altered or terminated without the written consent of the parties hereto.

(e) This Amendment and the Redevelopment Agreement constitute the entire agreement between the Parties hereto and supersedes all prior oral and written agreements between the parties with respect to the subject matter hereof except as provided herein.

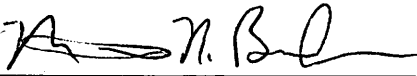
(f) This Amendment shall take effect as of the date that it is fully executed by the Parties.

[Balance of page intentionally blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date and year first above written.

ATTEST:

BOROUGH OF MOUNT ARLINGTON

By: 
Matthew N. Bansch, Borough Clerk

By: 
Hon. Michael Stanzilis, Mayor

**THE ORCHARDS AT MT. ARLINGTON URBAN
RENEWAL, LLC**

By: _____
Authorized Signatory

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date and year first above written.

ATTEST:

BOROUGH OF MOUNT ARLINGTON

By: _____
Matthew N. Bansch, Borough Clerk

By: _____
Hon. Michael Stanzilis, Mayor

**THE ORCHARDS AT MT. ARLINGTON URBAN
RENEWAL, LLC**


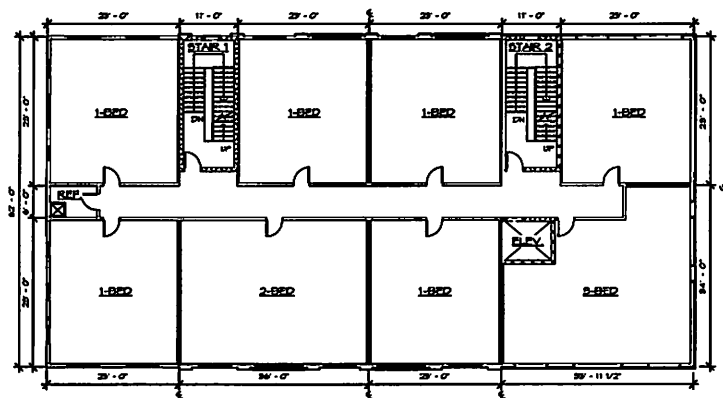
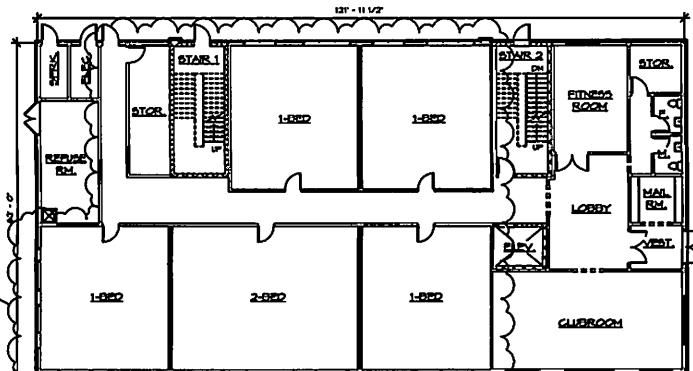
By:  _____
Authorized Signatory
James Dolan
Managing Member

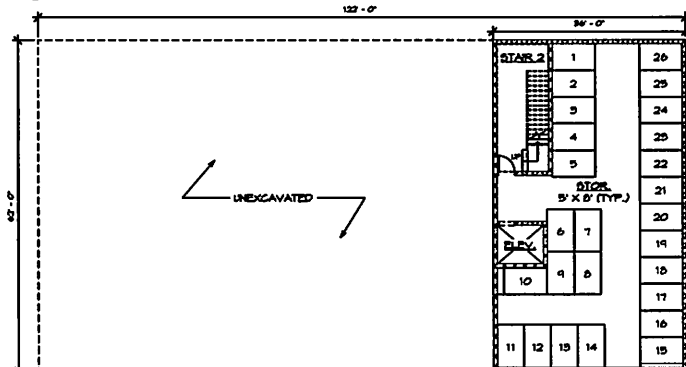
Exhibit A



9 UPPER FLOOR PLAN
SCALE 3/32" = 1'-0"



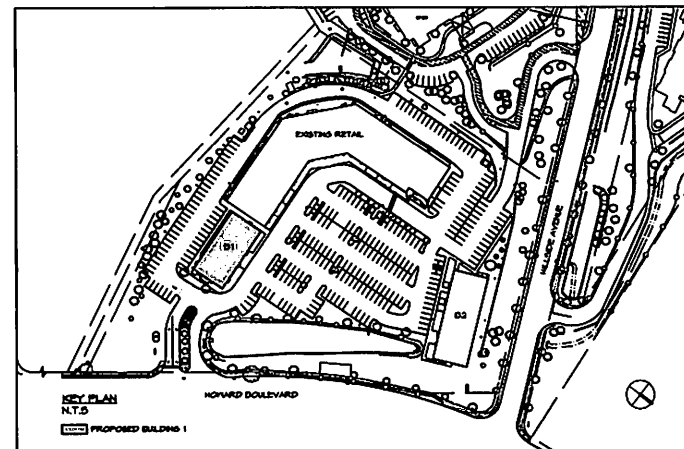
2 FIRST FLOOR PLAN
SCALE 3/32" = 1'-0"



1 BASEMENT PLAN
SCALE 3/32" = 1'-0"

BUILDING SQUARE FOOTAGE	
BUILDING #1	AREA
BASEMENT	2,233 S.F.
FIRST FLOOR	1,224 S.F.
SECOND FLOOR	1,224 S.F.
THIRD FLOOR	1,224 S.F.
FOURTH FLOOR	1,224 S.F.
TOTAL BUILDING AREA	6,129 S.F.

UNIT SQUARE FOOTAGE					
UNIT	AREA	MARKET NO. OF UNITS	GOIN NO. OF UNITS	TOTAL NO. OF UNITS	TOTAL NO. OF BEDROOMS
1-BEDROOM	1,224 S.F.	20	1	20	20
2-BEDROOM	1,224 S.F.	10	1	10	20
TOTAL NO. OF UNITS		30	2	32	40



Architecture
Planning
Project Management

SONNENFELD AND TROCCHIA
ARCHITECTS, P.A.
53 Main Street
Holmdel, NJ 07733
Tel: 732/946-7777
Fax: 732/946-1474
www.sonnenfeldandtrocchia.com

STATION SQUARE
FOR
**THE ORCHARDS AT
MT. ARLINGTON, LLC.**
181 HOWARD BOULEVARD
MOUNT ARLINGTON, NJ 07856

DEED & EASEMENT, MA
NJ 07047

MAJOR EASEMENT, MA
NJ 07047

1. CONCEPT DEVELOPMENT
2. PRELIMINARY DESIGN
3. PERMITTING
4. CONSTRUCTION ADMINISTRATION

REVISIONS

TITLE:

BUILDING 1 - FLOOR PLANS

SITE PLAN SUBMISSION

COMM. NO.: 1366-2016

DATE: 22 APRIL, 2021

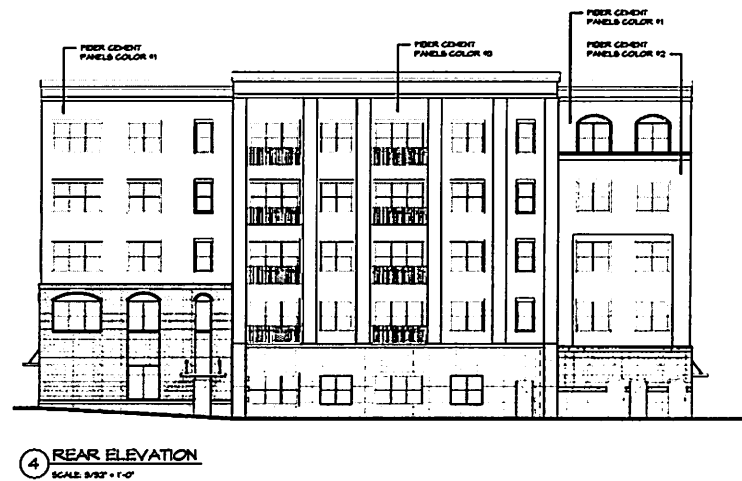
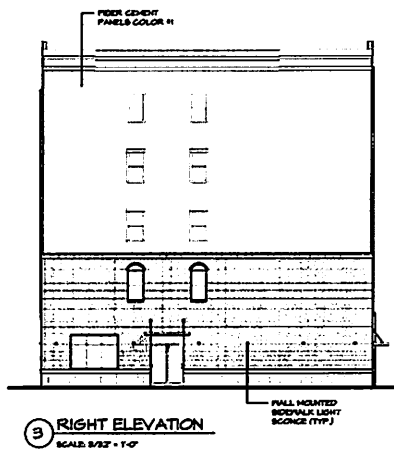
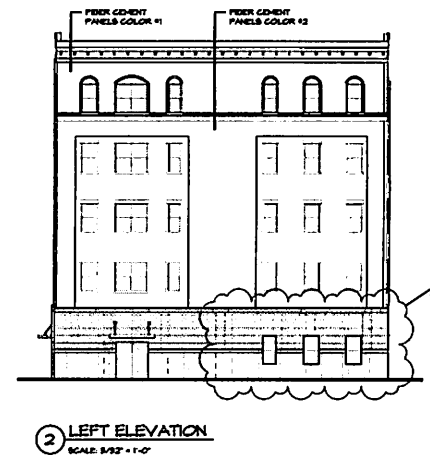
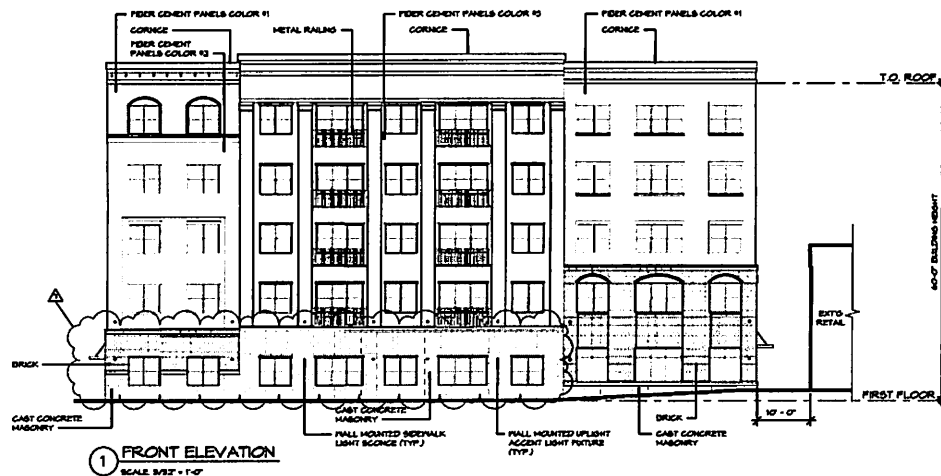
SCALE: AS NOTED

DRAWN BY: CO/SC

CHECKED BY: APT/CP

SHEET:

A-1.0



PEIER CEMENT COLOR TYPES	
COLOR #1 = LIGHT MANTONITE WHITE	
COLOR #2 = LIGHT MANTONITE WHITE	
COLOR #3 = LIGHT MANTONITE WHITE	
COLOR #4 = LIGHT MANTONITE WHITE	

*ALL COLORS FROM EDWARDS MOORE HISTORICAL COLLECTION

Architecture
Engineering
Project Management

**SONNENFELD
AND TROCCHIA**
ARCHITECTS, P.A.
52 Main Street
Helmstedt, VT 05753
Tel: 735.946.7777
Fax: 735.946.7474
www.sonnenfeldandtrocchia.com

STATION SQUARE
FOR
**THE ORCHARDS AT
MT. ARLINGTON, LLC.**
181 HOWARD BOULEVARD
MOUNT ARLINGTON, NJ 07856

DATE: 3.30.2021
BY: J. J. J. J.

ALL: 3.30.2021
BY: J. J. J. J.

1. 03/30/21
2. 03/30/21
3. 03/30/21
4. 03/30/21

REVISIONS

TITLE:

BUILDING 1 - BUILDING
ELEVATIONS

SITE PLAN SUBMISSION

CONV. NO.: 1566.2016

DATE: 22 APRIL, 2021

SCALE: AS NOTED

DRAWN BY: CDB

CHECKED BY: APT/CP

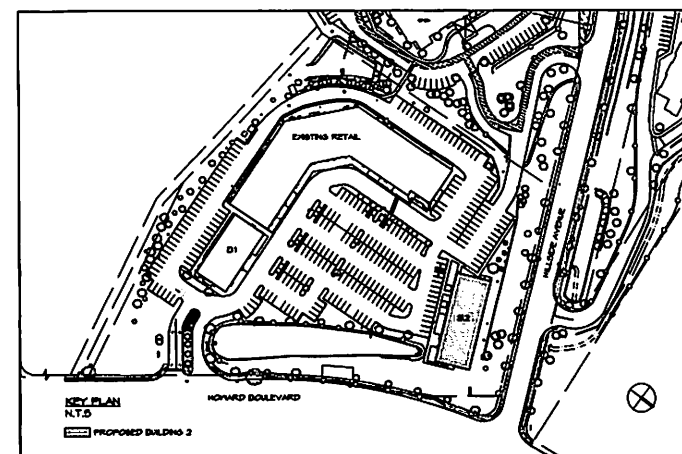
SHEET:

A-1.1



BUILDING #2	AREA
PLACEMENT	8,365 S.F.
FIRST FLOOR	9,502 S.F.
SECOND FLOOR	9,502 S.F.
THIRD FLOOR	9,502 S.F.
FOURTH FLOOR	9,502 S.F.
FIFTH FLOOR	9,502 S.F.
TOTAL BUILDING AREA	50,875 S.F.

UNIT	AREA	MARKET	ROOM	TOTAL NO. OF UNITS	TOTAL NO. OF BEDROOMS
		NO. OF UNITS	NO. OF UNITS		
1 BEDROOM	202 SF	81	-	81	81
2 BEDROOM	1,006 SF	12	-	12	24
3 BEDROOM	548 SF	-	4	4	8
TOTAL NO. OF UNITS		48	4	51	68



STATION SQUARE
rnc
THE ORCHARDS AT
MT. ARLINGTON, LLC.
181 HOWARD BOULEVARD
MOUNT ARLINGTON, NJ 07856

SHELL:

A-2.0

Architectural
Planning
Project Management



**SONNENFELD
AND TROCCHIA**
ARCHITECTS, P.A.
53 Main Street
Holmdel, NJ 07733
Tel: 732.946.7177
Fax: 732.946.7474
www.sonnenfeldandtrocchia.com

STATION SQUARE
FOR
**THE ORCHARDS AT
MT. ARLINGTON, LLC.**
181 HOWARD BOULEVARD
MOUNT ARLINGTON, NJ 07856

DATE: 5/24/2021, AA
NJ #1-0117

ALL NEW YORK STATE, AA
NJ #1-0117

1. CHECKLIST COMPLETION
2. DISCUSS CORRECTIONS FOR SITE PLAN
3. DATE: 5/24/2021, AA
NJ #1-0117

REVISIONS
TITLE:
BUILDING 2 - BUILDING
ELEVATIONS

SITE PLAN SUBMISSION

CONV. NO.: 1566-2016

DATE: 22 APRIL, 2021

SCALE: AS NOTED

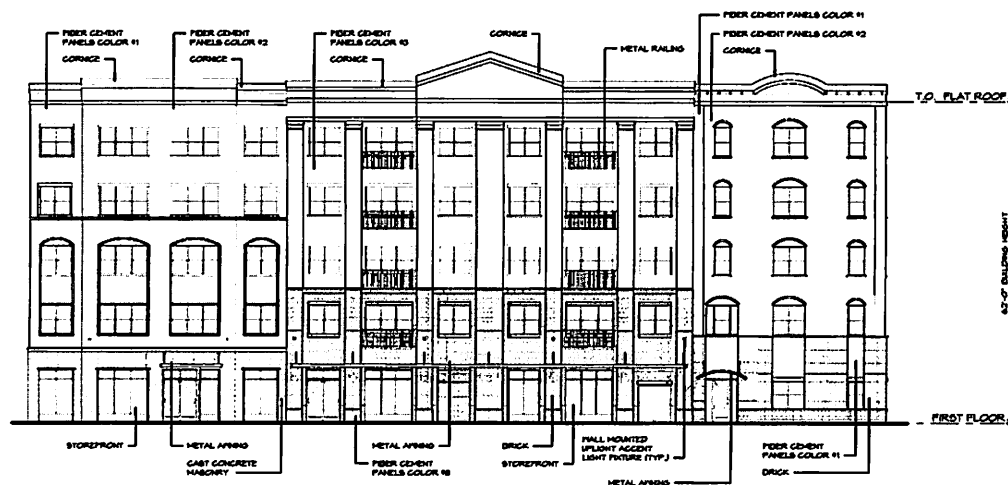
DRAWN BY: C/D/C

CHECKED BY: APT/CP

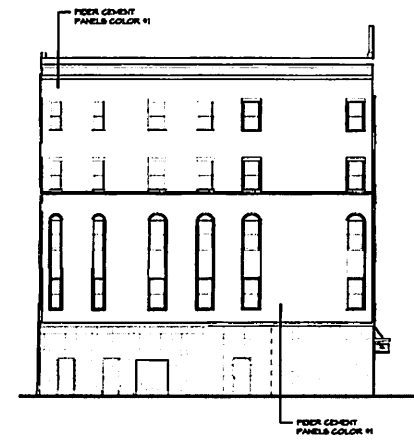
SHEET:

A-2.1

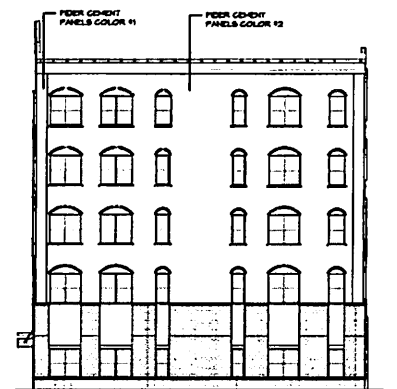
FIBER CEMENT COLOR TYPES
COLOR 11 - WHITE, HYDROPHOBIC
COLOR 12 - LIGHT GRAY, HYDROPHOBIC
COLOR 13 - DARK GRAY, HYDROPHOBIC
ALL COLORS FROM BOWMAN MOORE
HISTORICAL COLLECTION



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/32" = 1'-0"



3 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



4 REAR ELEVATION
SCALE: 3/32" = 1'-0"



① BUILDING 1 - 3D VIEW



② BUILDING 2 - 3D VIEW

Architecture
Planning
Project Management

**SONNENFELD
AND TROCCHIA**
ARCHITECTS, P.A.
59 Main Street
Helmets, NJ 07733
Tel: 201.946.7777
Fax: 201.946.7474
www.sonnenfeldandtrocchia.com

STATION SQUARE
FOR
**THE ORCHARDS AT
MT. ARLINGTON, LLC.**
181 HOWARD BOULEVARD
MOUNT ARLINGTON, NJ 07856

DAVID S. SONNENFELD, AIA
NJ AT-00017

ANDREW F. TROCCHIA, AIA
NJ AT-00017

1 02/24/20 CLIENT REVIEW
REV. DATE DESCRIPTION

REVISIONS

TITLE:

BUILDING 1 & 2 - 3D VIEWS

SITE PLAN SUBMISSION

COMMITTEE NO.: 1366-2016

DATE: 22 APRIL, 2021

SCALE: AS NOTED

DRAWN BY: CO/SC

CHECKED BY: APT/CP

SHEET:

A-3.0



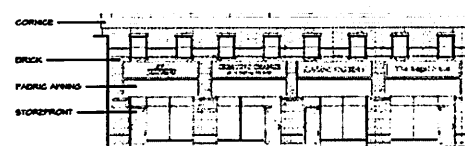
A-4.0

STATION SQUARE PHENAGE										
RETAIL NO.	TOWNPT	BSH AREA, SF	LETTER STYLE	LETTER HEIGHT, IN.	LIGHTING	COLOR	CONSTRUCTION / MATERIALS	HEIGHT OF BSH	HEIGHT ABOVE GRADE	LOCATION
100	DOLLAR TREE	40 SF	ARIAL	20"	INTERNAL	GREEN	CHANNEL LETTER	45"	20"	PALL
101	UNIQUE HAIR CUTTERS	21 SF	ARIAL	14"	INTERNAL	RED	CHANNEL LETTER	34"	17"	PALL
102	FRANCOIS CENTER	20 SF	ARIAL BLACK	12"	INTERNAL	PURPLE	CHANNEL LETTER	34"	17"	PALL
103	THE DANIEL PLACE	11 SF	GALLERIE	10"	INTERNAL	WHITE / BROWN	CHANNEL LETTER	30"	14"	PALL
104	LASERPOINT	14 SF	ARIAL	14"	INTERNAL	RED	CHANNEL LETTER	34"	14"	PALL
105	CREATIVE CHANGE	20 SF	CONTEMPA / BOOTS	10" / 4"	INTERNAL	BLUE	CHANNEL LETTER	34"	14"	PALL
106	JOY CLEANERS	13 SF	ARIAL BLACK / ARIAL	10" / 8"	INTERNAL	YELLOW / ORANGE	CHANNEL LETTER	34"	14"	PALL
107	FRANCOIS PIZZA RESTAURANT	22 SF	ARIAL HARBOR / ARIAL BLACK / ARIAL	20" / 10" / 8"	INTERNAL	RED	CHANNEL LETTER	34"	14"	PALL
108	BOLOSCH ARIAL BISTRO	30 SF	300 FREE / ARIAL	10" / 8"	INTERNAL	ORANGE / YELLOW	CHANNEL LETTER	34"	14"	PALL
109	MT. ARLINGTON PHARMACY	21 SF	ARIAL	14"	INTERNAL	RED	CHANNEL LETTER	34"	14"	PALL
110	VACANT	80 SF	-	14"	INTERNAL	-	CHANNEL LETTER	34"	17"	PALL
111	VACANT	80 SF	-	14"	INTERNAL	-	CHANNEL LETTER	34"	10"	PALL
112	EMPLEUR REHABILITATION CENTER	22 SF	ARIAL	20" / 8"	INTERNAL	GREEN	CHANNEL LETTER	30"	14"	PALL

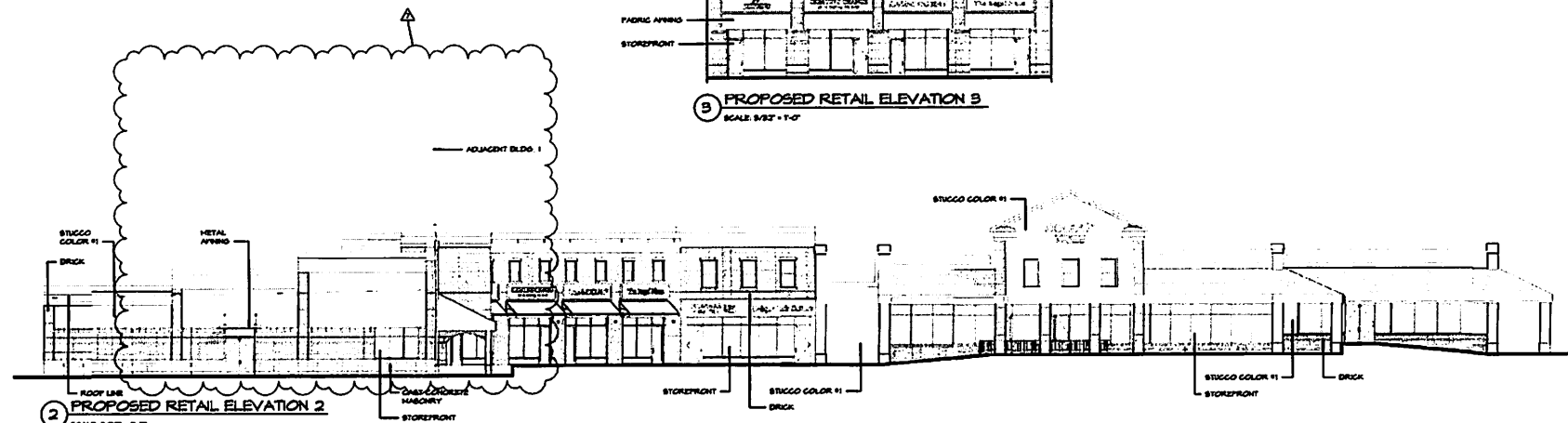
STUCCO COLOR TYPES	
COLOR #1 - PG-27	HORTENSBERRY WHITE
COLOR #2 - PG-5	PORTER PLAC
COLOR #3 - PG-218	LOWLANDS BAYVIEW

*ALL COLORS FROM EDKUNN MOORE HISTORICAL COLLECTION

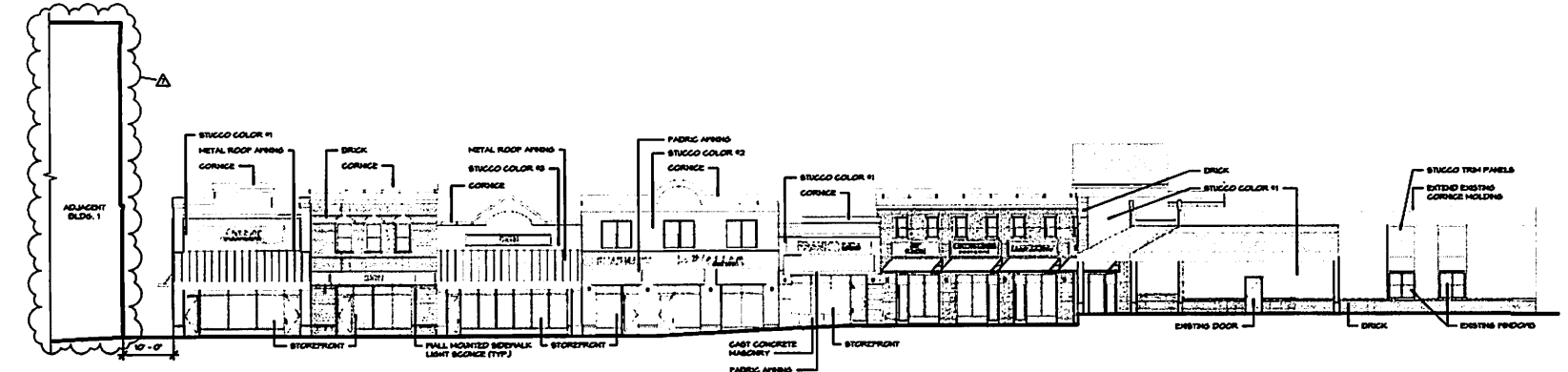
EXISTING SIGNAGE AREA	201 SF
EXISTING FACADE	11,298 SF
PERCENT SIGNAGE / FACADE	2.8%
EXISTING PRESTIGE SIGN	228 SF
PROPOSED PRESTIGE SIGN (2 @ 40 SF)	80 SF



3 PROPOSED RETAIL ELEVATION 3
SCALE: 3/8" = 1'-0"



2 PROPOSED RETAIL ELEVATION 2
SCALE: 3/8" = 1'-0"



1 PROPOSED RETAIL ELEVATION 1
SCALE: 3/8" = 1'-0"



1 3D VIEW 1



2 3D VIEW 2



3 3D VIEW 3



4 3D VIEW 4

Architecture
Planning
Project Management

**SONNENFELD
AND TROCCHIA**
ARCHITECTS, P.A.
53 Main Street
Belvidere, NJ 07733
Tel: 732.916.7777
Fax: 732.916.7171
www.sonnenfeldandtrocchia.com

STATION SQUARE
FOR
**THE ORCHARDS AT
MT. ARLINGTON, LLC.**
181 HOWARD BOULEVARD
MOUNT ARLINGTON, NJ 07856

CRISTO S. SONNENFELD, AIA
NJ A01087

ANDREW F. TROCCHIA, JR., AIA
NJ A01087

1 02/24/23 CLIENT REVISION
2 08/23/23 PLANNER COMMENTS
3 08/11/23 RESOLUTION COMPLIANCE
4 07/04/23 FACADE REVISION
NO. DATE DESCRIPTION

TITLE:
SITE - 3D VIEWS

SITE PLAN SUBMISSION

COMM. NO.: 1366.2016

DATE: 22 APRIL, 2021

SCALE: AS NOTED

DRAWN BY: CO/SC

CHECKED BY: APT/CP

SHEET:

A-5.0

Autumn Pointe at Little Falls Condo Assn.

c/o Back Beach Management LLC

P.O. Box 209

Haskell, NJ 07420

973-800-0158 tom@backbeachmanagement.com

June 2, 2023

David Gunia
Highview Homes LLC
280 Highway 35
Suite 150
Red Bank, NJ 07701

RE: Finalizing Transition – Autumn Pointe at Little Falls

Dear Dave,

The Board of Directors of Autumn Pointe at Little Falls would like to finalize transition. We are coming up on the fifth anniversary of the first closing, and they feel that these issues can be resolved quickly.

WALKING PATH – The walking path was not constructed correctly. Side borders were not installed to contain the stone. Three quarter inch construction stone was used instead of a pea gravel. We have a quote to correct these deficiencies for \$8500.

PARK BENCH – One park bench that had been proposed was not installed. This has been discussed previously and Highview agreed to reimburse the HOA \$1000 for the bench.

SIDEWALK BETWEEN BUILDINGS 1 AND 2 – The first slab has raised from frost where it meets the asphalt. This was brought to your attention several years ago but it was not repaired. (\$1200)

STORM DRAIN GRATE AT CORNER OF BUILDING 3 – This drain is lower than the rest of the immediate area and is surrounded by mulch. It should have stone around it to prevent mulch and debris washing into it. We propose installing stone around the grate at a cost of \$300.

The Board is willing to accept a financial settlement of \$11,000 with Highview Homes and issue the necessary release for the final transition. On behalf of the Board, we hope you find this acceptable.

FOR THE BOARD OF DIRECTORS

A handwritten signature in black ink, appearing to read "Th F Carroll". The signature is fluid and cursive, with the first name "Th" and last name "Carroll" being more distinct than the middle initial "F".

Thomas F. Carroll

Back Beach Management LLC