Old York Country Club Redevelopment

228 Old York Road
Chesterfield, NJ

Lot 2.01, Block 701
Agenda

➢ Project Highlights
➢ OYCC Status
➢ Planning Analysis
➢ Fiscal Benefits
➢ Project Views
➢ Traffic Solutions
➢ Cultural Resources

➢ Environmental Concerns
➢ Stormwater Management
➢ Wastewater Treatment
➢ AA Project Experience
➢ Next Steps
➢ Q & A
Old York Project Highlights

1. Significant Tax Ratable - $1.9 +/- Million Annually
2. PILOT NOT Required – Paying Full Property Taxes
3. Very Limited Public Visibility – Distance and Buffering
4. NOT Last Mile Distribution
5. Proactively Restricting Truck Traffic
6. Relocating Historic Home On-Site
Area in Need of Rehabilitation

• About the Existing Property, NOT a Proposed Project
• February 2020 – Twp. Committee Directs Planning Board to Investigate Property
• May 2020 – Planning Board Deliberates/Reviews a Professional Report and Recommends “Area in Need of Rehabilitation” Designation to Twp. Committee
• June 2020 – Twp. Committee Accepts Planning Board Recommendation and Determines OYCC is an “Area in Need of Rehabilitation”
Dan Wheeler - one of four members of Three Putt, LLC - the owners of Old York Country Club.

Old York Country Club is a private country club that was built and opened in 1995 by the Eget Family.

The club was managed by the Egets from 1995 through 2008, RDC from 2009 to 2011 and Talamore in 2012.

Thereafter, Corrine Eget put the underperforming club up for sale in the Summer of 2012 and it was purchased by Three Putt in January of 2013.

Three Putt’s strategy was to increase banquet sales and invest profits into restoring the neglected golf course.

The investment to restore the course was greater than anticipated as a result of a number of reasons including poor soil, an aging irrigation system, aging equipment, iron heavy water and a substantial increase in chemical and labor costs.

Increasing membership has been challenging because there is fierce competition among clubs to attract a decreasing pool of golfers.
From 2013 through 2019, Old York Country Club has lost over $500k.

In 2019, the Country Club lost approximately $141k.

In 2020, Revenue fell over 33%, mainly as a result of banquet and restaurant losses.

As of March 2020, the Country Club collected $1m in membership dues. In March 2021, the Country Club had only collected $375k.

In 2020, we had 20 full golf members that are residents of Chesterfield (12.5%).

In 2021, we had 9 full golf members that are residents of Chesterfield (8%).

We have ceased golf and pool operations but will honor all banquets on the books through the remainder of 2021.
The Country Club has a number of buildings and equipment that are at, or near, the end of their life span.

- Only one building, the Black / Decker Family Residence, has historical importance.
- The home is now vacant. There are no plans for the Club to repair or maintain the house.
- The irrigation system is approaching end of its life span and will need to be replaced. Iron rich water reduces coverage throughout the property, which leads to course burning.
- USGA September 14, 2015 Report Finds Irrigation System in Need of Replacement Due to “Severe Deficiencies”.

OYCC Infrastructure is Deteriorating
OYCC Infrastructure is Deteriorating

• The Wastewater Treatment Plant needs to be replaced.
• NJDEP Issued a Notice of Violation on March 26, 2020 for the Wastewater Treatment Plant.
Planning Rationale for Warehouse Use

Keenan Hughes, AICP, PP
Principal
Phillips Preiss Grygiel Leheney Hughes, LLC
Location

- Access to NJ Turnpike and I-295
- Ability to avoid traffic impacts on local roads/historic villages
- Edge of Township/Contiguous with Mannheim Auto Auction
- Future adjacent development precluded by two (2) neighboring preserved farms preventing future land use conflicts
Physical Characteristics

- Previously developed/non-farmland
- Size – 177+/- acres allows for warehouse to be well buffered
- Shape -
  - Setbacks and buffers
  - Lack of visibility from surrounding roadways
- Restores environmentally constrained areas
- Limited Wastewater Treatment Capacity
Does not Impair Township’s Key Planning Objectives

- Farmland preservation
- Historic preservation
- Preservation of environmentally sensitive areas
- Renewable energy

MINIMAL MUNICIPAL SERVICE DEMANDS
ANALYSIS OF REAL ESTATE TAX BENEFITS GENERATED BY PROPOSED WAREHOUSE PROJECT BY ACTIVE ACQUISITIONS

SITE OF OLD YORK COUNTY CLUB TOWNSHIP OF CHESTERFIELD, NJ

DR. ROBERT S. POWELL, JR.
NASSAU CAPITAL ADVISORS, LLC
PRINCETON, NJ
MARCH 18, 2021
### SUMMARY OF PROJECT

<table>
<thead>
<tr>
<th>Development/Tax Worksheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Building Size (Sq Ft)</td>
</tr>
<tr>
<td>Proj. Net Rental Income (PSF)</td>
</tr>
<tr>
<td>Proj. Stabilized Occupancy</td>
</tr>
<tr>
<td>Proj. NOI</td>
</tr>
<tr>
<td>2020 Tax Rate</td>
</tr>
<tr>
<td>Equalization Ratio</td>
</tr>
<tr>
<td>Effective Tax Rate</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Assessment Old York CC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessed Value 2020</td>
</tr>
<tr>
<td>RE Taxes Paid 2020</td>
</tr>
</tbody>
</table>
## AD VALOREM TAX CALCULATIONS

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOI Before Taxes</td>
<td>$7,002,450</td>
</tr>
<tr>
<td>Cap Rate</td>
<td>7.50%</td>
</tr>
<tr>
<td>Cap Rate Adjustment</td>
<td>2.812%</td>
</tr>
<tr>
<td>Assessment Cap Rate</td>
<td>10.312%</td>
</tr>
<tr>
<td>Value</td>
<td>$67,905,849</td>
</tr>
<tr>
<td>Value Per Sq. Ft.</td>
<td>$59.88</td>
</tr>
<tr>
<td>Effective Tax Rate</td>
<td>2.812%</td>
</tr>
<tr>
<td>Ad Valorem Taxes</td>
<td>$1,909,511</td>
</tr>
</tbody>
</table>
## Project Fiscal Impact on Local Government Revenues

<table>
<thead>
<tr>
<th>Chesterfield Local Budgets</th>
<th>Current Prop</th>
<th>Estimated. Prop.</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amts Funded with RE Taxes - 2020 Est.</td>
<td>Taxes from Old York CC</td>
<td>From Project</td>
<td>Over 2020</td>
</tr>
<tr>
<td></td>
<td>$</td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Munic Purpose Budget</td>
<td>$2,790,755</td>
<td>11.28%</td>
<td>$10,356</td>
</tr>
<tr>
<td>Fire District</td>
<td>$982,021</td>
<td>3.97%</td>
<td>$3,644</td>
</tr>
<tr>
<td>Local School District</td>
<td>$11,816,258</td>
<td>47.77%</td>
<td>$43,850</td>
</tr>
<tr>
<td>Regional School District</td>
<td>$5,774,724</td>
<td>23.34%</td>
<td>$21,430</td>
</tr>
<tr>
<td>County Purposes</td>
<td>$2,852,850</td>
<td>11.53%</td>
<td>$10,587</td>
</tr>
<tr>
<td>County Library</td>
<td>$266,604</td>
<td>1.08%</td>
<td>$989</td>
</tr>
<tr>
<td>County Open Space</td>
<td>254,230</td>
<td>1.03%</td>
<td>$943</td>
</tr>
<tr>
<td>Total Costs Funded w RE Taxes</td>
<td>24,737,442</td>
<td>100%</td>
<td>$91,800</td>
</tr>
</tbody>
</table>
The projected property taxes from the Project are $1,909,511.

That amount represents 7.7% of the total property taxes collected from Chesterfield property owners in 2020 (which was $24,737,442).

If the new tax revenue from the Project had been generated in 2020, the result would have been a reduction in property taxes paid by taxpayers by 7.7%.

The average homeowner in Chesterfield paid $11,996 in property taxes (based on an average home assessed at $392,031).

Thus, a 7.7% reduction in the tax burden from the Project for the average homeowner in 2020 dollars would have been $923.69.
## Chesterfield Property Tax Ratables by Property Types

### Jurisdiction

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Class 1 Vacant Land</th>
<th>Class 2 Residential</th>
<th>Class 3A Farm Regular</th>
<th>Class 3B Farm Qualified</th>
<th>Class 4A Commercial</th>
<th>Class 4B Industrial</th>
<th>Class 4C Apartment</th>
<th>Class 6 Personal Property</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chesterfield Twp</td>
<td>8,373,100</td>
<td>722,716,000</td>
<td>61,241,800</td>
<td>6,164,200</td>
<td>21,528,900</td>
<td>289,700</td>
<td>311,900</td>
<td>1,181,956</td>
<td>821,807,556</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>1%</td>
<td>88%</td>
<td>7%</td>
<td>1%</td>
<td>3%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Burlington County</td>
<td>510,925,311</td>
<td>34,662,165,820</td>
<td>467,732,000</td>
<td>51,882,120</td>
<td>5,744,475,448</td>
<td>1,587,581,630</td>
<td>1,332,749,700</td>
<td>50,888,918</td>
<td>44,408,400,947</td>
</tr>
<tr>
<td>Percent of Total</td>
<td>1%</td>
<td>78%</td>
<td>1%</td>
<td>0%</td>
<td>13%</td>
<td>4%</td>
<td>3%</td>
<td>0%</td>
<td>100%</td>
</tr>
</tbody>
</table>
Fiscal Benefits

- Only 3% of Tax Burden Borne by Commercial/Industrial
- Existing OYCC Taxes: $91,800 (2020)
- Existing Total Twp. Taxes: $24.7+/- Million (2020)
- Proposed Warehouse Taxes - Approximately $1.9 +/- Million Annually
- 7.7% Increase in Total Tax Revenue
- No School Children, Minimal Net Increase in Municipal Service Costs
- Will Work with Twp. Committee to Structure Tax Payments – Will NOT Pay Less than Full Ad Valorem Taxes
Proposed Project

- 1.134 Million SF Warehouse
- Set 1,080+ Feet Back from Old York Road (Rt 660) & 1,970+ Feet from Bordentown-Georgetown Road (Rt 545)
- <15% Building Coverage (1/2 what is typical for warehousing)
- 38% +/- Impervious Coverage (1/2 what is typical for warehousing)
- Restricted Truck Access (Old York Rd - Right In/Left Out ONLY)
- Solar Array on Rooftop (possible additional ground mounted)
Old York Rd Viewshed - Winter

Zoom Window on Next Slide
Old York Rd Viewshed - Summer
108/110 Bordentown-Georgetown Rd (Cty 545) Viewshed - Winter
108/110 Bordentown-Georgetown Rd (Cty 545) Viewshed - Summer
124 Bordentown-Georgetown Rd (Cty 545)
Viewshed - Winter
124 Bordentown-Georgetown Rd (Cty 545)
Viewshed - Winter

Zoom Window on Next Slide
124 Bordentown-Georgetown Rd (Cty 545)
Zoomed In Viewshed - Winter
Proposed LED Lighting

- Fixtures are Full Cutoff and Dark Sky compliant
- Light source is fully enclosed
- LED’s offer an even spread of illumination
- Backlight Cut-Off optics so there is virtually no spillage behind the fixture
- Lenses are fully programmable
- Advanced wireless control systems and programmability
- Fixtures include a dimmable driver allowing lights to be dimmed
- Adjustable Passive Infrared Photo/Motion sensors detect motion and adjust light output.
Traffic Total Projections

- 1.134 million SF warehouse

Table 2 – ITE 10TH Edition – Trip Generation Rates

<table>
<thead>
<tr>
<th>Peak Hour</th>
<th>150: Warehousing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>IN</td>
</tr>
<tr>
<td>AM</td>
<td>149</td>
</tr>
<tr>
<td>PM</td>
<td>58</td>
</tr>
<tr>
<td>Daily</td>
<td></td>
</tr>
</tbody>
</table>

*Includes ALL cars & trucks
Traffic Truck ONLY Projections

- 1.134 million SF warehouse

FIGURE 5 – 2023 Build Conditions – Proposed Site Trip Generation

ITE 10TH Edition – Trip Generation Rates – Trucks

<table>
<thead>
<tr>
<th>Peak Hour</th>
<th>IN</th>
<th>OUT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM</td>
<td>30</td>
<td>12</td>
<td>42</td>
</tr>
<tr>
<td>PM</td>
<td>9</td>
<td>31</td>
<td>40</td>
</tr>
<tr>
<td>Daily</td>
<td></td>
<td></td>
<td>395</td>
</tr>
</tbody>
</table>
Traffic Concerns – Existing Trucks

Truck traffic ONLY on September 15, 2020

Trucks are anything larger than a passenger vehicle except a bus (buses were counted separately). The numbers provided include box trucks as well as tractor trailers.
Distance From The Turnpike

- Approximately 6 minutes (2.3 miles) to Exit 7
- US-206 N is a 3 lane highway
Traffic Solutions

- NO Left In for Trucks
- NO Right Out for Trucks
- Will file the turning restrictions with Transcom (clearing house for GPS and other data) – Transcom distributes to the navigation service providers
Truck Access

- Trucks Left Out Only
- Passenger Vehicles Right Out Permitted
Cultural Resources

- Extensive studies underway since summer 2020
- Work being coordinated with the New Jersey State Historic Preservation Office, Chesterfield Township Historical Commission, and Chesterfield Township Historical Society
- Identified four cultural resources:
  - 1740 Black House
  - 1740 Black House Archaeological Site
  - Farm Complex at 120 Bordentown-Georgetown Rd
  - 1965 Women’s Locker Room Building from Arrowbrook Country Club
1740 Black House

- Significant Georgian-style dwelling built in 1740
- Completed extensive studies:
  - Architectural Analysis
  - Archival Research
  - Photodocumentation
  - 3D Scanning
- Will be saved and moved to a nearby location
1740 Black House Archaeological Site

- The site (28-Bu-977) surrounds the known circa 1740 brick dwelling
- Recovered 245 artifacts
- Noted two intact features (possibly foundations of historic buildings)
- Will do a full archaeological data recovery on the site before the house is moved
Farm at 120 Bordentown-Georgetown Rd

- Early-18th c. farmstead determined to be significant by the New Jersey State Historic Preservation Office in 1996
- Located on adjacent property; Will not be physically altered
- Minimizing visual impacts by adding double row of mature evergreens along eastern border of development and careful consideration of lighting and building orientation
Women’s Locker Room Building

- Circa 1965
- Former women’s locker room of the Arrowbrook Country Club; pool was located where adjacent parking lot is today
- Converted into a storage building
- Interior extensively altered
- Recommended not significant due to poor historic integrity
House Relocation

https://www.wolfehousebuildingmovers.com/
House Restoration

- Relocate
- Restore
- Beneficial Reuse
Environmental

- Freshwater Wetlands Delineated
- Riparian Zone Surveyed
- Floodplain Modeled
- Retreating from these areas
NJDEP Permitting

• NJDEP Letter of Interpretation;
• NJDEP Flood Hazard Area Control Act Verification
• NJDEP Freshwater Wetlands Permits (SGP 10, 11 and TAW – buffer averaging);
• NJDEP Flood Hazard Area Control Act Individual Permit;
• NJDEP NJPDES Stormwater Discharge Permit (R.F.A.);
• NJDEP Wastewater Management Plan amendment;
• NJDEP Water Allocation Permit;
• NJDEP NJPDES wastewater discharge permit;
• NJDEP Dam Safety Permit.
Existing Stormwater Runoff

- Primarily Surface Runoff
- Existing Recharge to Groundwater Very Limited
- Much of the course drains directly into Blacks Creek
A Golf Course is NOT Open Space

+ 18,000 lbs (yes, 9 tons) of granular fertilizer and 400 gallons of liquid fertilizer over 45 +/- acres annually
Chemicals No Longer Needed!

- As a warehouse all of the manicured golf turf is no longer required.
- The proposed project landscaped areas are almost all entirely low maintenance meadow and wooded areas
- State of the art stormwater management proposed
Stormwater - Green Infrastructure

1. Local, Decentralized Green Infrastructure
   - First line of treatment
   - Local water quality

2. End of pipe Green Infrastructure
   - Secondary line of treatment
   - Design storm attenuation

=> Fully Meet Current NJAC 7:8 Stormwater Rules
Stormwater - Green Infrastructure
Stormwater - Green Infrastructure
Stormwater - Green Infrastructure
Irrigation and Water

• The golf course currently typically uses average of 22,500,000 (2012-2020 – Permitted up to 34,700,000 gallons of water a year) to maintain the course

• 62% of the course will remain open space and will NOT require this level of irrigation maintenance

• Reduce Water Demand from up to permitted 34.7 million gallons (Avg 2012-2020 = 22.5) to initial estimate of 6 +/- million gallons (less than 1/3 of existing)
Proposed Wastewater Treatment

- Amphidrome® system - sequencing batch reactor (SBR) - designed for biological nutrient removal (BNR)
- Equalization/anoxic process tank
- Amphidrome® Reactor & Amphidrome Plus Reactor®
- UV disinfection
- Microfiltration
- Self-enclosed, sound-attenuated emergency generator
- Discharge via a pressure-dosed drip irrigation system to an on-site disposal bed
- Will meet all applicable discharge requirements set forth by NJDEP
Proposed Wastewater Treatment

- **Odor Control**: WWTP is an enclosed system. There are small vent pipes on some of the chambers, will provide a small activated carbon unit to ensure odor free operation.
- **Quiet System**: Most of system is below grade.
- **All pumps are relatively small and are submersible.**
- **Process blowers are in their own sound enclosures and inside of the small operations building.**
- **Diesel emergency generator, modest in size (75 kW) and will also be in its own sound-attenuating enclosure.**
Environmental Benefits

• Retreat from/ Restoration of Wetland Transition Areas and Riparian Zones
• Eliminate Golf Turf Chemicals/Fertilizers
• Eliminate WWTP Discharge in Violation of State Standards
• Relocate WWTP Outside of Flood Hazard Area
• Installing Modern Decentralized Green Infrastructure
• Significantly Reduce Water Demand
Alston Construction

ABOUT US

1986
STARTED OPERATIONS

1987
COMPLETED FIRST PROJECTS
St. Laber Company & Zutter Home Winery Distribution

1989
FIRST HEALTHCARE PROJECT
Mercy Healthcare Sacramento

1997
FIRST RETAIL PROJECT
80,000 SF for Friedman Brothers

1999
LARGEST PROJECT TO DATE COMPLETION
767,760 SF Hewlett Packard Facility

2000
NEWPORT BEACH, DALLAS & RENO/LAS VEGAS OFFICES OPEN
First Branch Offices

2003
GROWTH OF TILT-WALL OFFICE BUILDING PROJECTS
Highland Corporate Center in Roseville, CA
Cone Pimont in Ontario, CA
National Crossing II in Sacramento, CA

2006
FIRST 1 MILLION SF PROJECT
1-port 12 project in Cartersville, NJ

2007
FIRST FEDERAL PROJECTS COMPLETED
Department of Homeland Security in Irving, TX
Fort Benning General Purpose Warehouse in Fort Benning, GA

2009
COMPLETES EAGLEBROW COLLEGE STUDENT FITNESS & HEALTH CENTER

2011
FIRST MULTI-USE PROJECT
Arthouse Apartments in Keller, TX

2012
FIRST LEED PLATINUM PROJECT
The Nature Conservancy in Genoa, Nevada

2014
BREAK "BEST PLACES TO WORK" LIST
The Business Journals

2015
AGC OF AMERICA SAFETY EXCELLENCE AWARD
(National – 1st Place)

2018
FOOD & BEVERAGE GROUP STARTS PROJECTS
Mary’s Gone Crackers in Reno, NV
Amigo’s Foods in Chicago, IL
Core Mark In West Sacramento, CA

2019
COMPLETES LARGEST FOOTPRINT PROJECT
Project Avaria for Michelin Tires in Greenville, SC (3,349,000 SF)

2020
SURPASSES $1 BILLION ANNUALLY AND RANKS #70 ON THE ENR "TOP 400 CONTRACTORS" OVERALL

2021
CELEBRATES "35 YEARS OF EXCELLENCE"
OUR VALUES

We’ve developed a highly efficient approach to construction – a powerful combination of people, process, and technology. The people come first, literally: Alston Construction recruits nationally, and we’re proud to say we retain our employees significantly longer than the industry average. One reason they stay is our process, which provides variety and rewards initiative. At Alston, we’re deliberately discompartmentalized: project teams handle estimating, procurement, operations and client relations. For you, as an owner, this means flexibility, consistency across multiple projects – and a seamless contact who’s empowered to do whatever is needed to ensure you’re satisfied. Supporting it all is state-of-the-art project management technology that ensures efficient, cost-effective construction and better communication – both within the team, and with you. Because we believe the foundation of every building is the relationship.

Our values define us, guide us in our relationships with our colleagues and clients, and influence our decisions.
Alston’s Projects

50 Veronica Ave Franklin NJ

200 Cedar Ln Edison NJ
The Old York Project

• We are reviewing the Old York site and the specifications Active has presented for a state-of-the-art facility
  • We applaud Active’s decision to create a sustainable facility. Leadership in Energy and Environmental Design (LEED)
  • Provide for solar on the roof and possibly additional solar on the ground
  • Ratio of building plus parking (impervious coverage) relative to the parcel is very low – approx. only 38% of the land will be developed
  • Advanced decentralized storm water management
Seth and Efrem Gerszberg have executed residential, retail, commercial & industrial projects in New Jersey, New York & California.

Started ground up development of warehouse projects in 2018:

- 50 Veronica Ave, Franklin (924k sf)
- 200 Cedar Lane, Edison (700k sf)
- 505 Route 33, Millstone (1.220m sf)

Actives Partners also include:

- Jeromie Lange (26 years of land development experience) was a Senior Principal and Head of the New Jersey Site Civil Group at Colliers Engineering and Design (formerly known as Maser Consulting).
- Rob Kasuba has 19 years of land use experience from Sills Cummis and as a Partner of Bisgaier Hoff.

Additional Developments include:

- Howell (2 sites - approx. 793k sf total; 1 site received preliminary site plan approval)
- Wall (approx. 2.1 million sf; submitted for site plan approval)
- Franklin (2 sites - 252k sf total)
- Jackson (approx. 1 million sf total)
Headquarters for Bunim Murray Production Studio

Developed the production studio for Bunim Murray, producers of the television show Keeping Up with the Kardashians.
Residential Development
THE CROSSINGS
AT HIGHLAND PARK
Phase No. 1

River Road, Highland Park
Middlesex County
Residential Development
THE CROSSINGS
AT HIGHLAND PARK
Phase No. 2

River Road, Highland Park
Middlesex County

*Site was previously a dormant Honeywell Brownfield & underwent a $20m remediation
SHOWPLACE FARMS

505 NJ-33, Millstone Twp, NJ
Monmouth County
Block: 23  Lot: 8
1,220,000 square feet
140 Acres
SHOWPLACE FARMS

SITE PLAN

1,220,000 square feet
Proposed Next Steps

• Township Committee Prepares Redevelopment Plan
• Negotiate Redeveloper Agreement (memorialize all developer obligations)
• Site Plan Submitted to Planning Board for Approval
• Relocation of Historic Home, Honor Redeveloper Agreement Obligations, and Construction of Warehouse