



Helping Municipalities
meet their

AFFORDABLE HOUSING

obligations.



**Premier Development:
Providing the Highest Quality New Affordable Housing in Central New Jersey**

For more than 40 years, Premier Development has stood as one of New Jersey's leading homebuilders, boasting an extensive portfolio of new single-family homes, townhomes, condominiums and multi-family buildings in some of the state's most beautiful residential settings. The Raritan, N.J.-based company has brought its proven track record of success, sterling reputation for quality, comfort and craftsmanship and financial ability into the affordable housing market, delivering nearly 500 modern and brand new apartment homes to serve the needs of New Jersey's low-and moderate income families. Premier Development's celebrated affordable housing can be found in prominent communities such as Green Village and Gateway/Sunnymeade in Hillsborough Township, Stone Bridge in Raritan Borough, Summerfields and Cedar Manor in Franklin Township and Aspen Court in Piscataway, NJ.

Working with local municipalities, state agencies and non-profit organizations, Premier Development has provided aesthetically-pleasing buildings and residences of great distinction and luxury that not only meet affordable housing obligations and quotas, but also add considerable value to the surrounding community-at-large. Premier Development's experience and resources not only ensure planned homes are completed, but also provides flexibility in terms of building type, density and zoning requirements. Most of the affordable housing built by Premier Development is integrated together with regular market housing in a seamless way, using the same high quality construction and finishes. A strong understanding of local market needs is evident in Premier Development's diverse affordable housing communities which serve demographics ranging from working-class families and single renters to seniors and Military veterans. Utilizing extensive market research and vast expertise in homebuilding design and construction, Premier Development has created much needed affordable housing that is the equivalent of nearby neighborhoods and perfectly blends with the existing landscape and architectural integrity of the municipality it serves.



Stone Bridge at Raritan features one-, two- and three-bedroom moderate income homes reserved for the large concentration of Military veterans that reside in and around this Somerset County, N.J. Borough.



Sunnymeade Run boasts 122 one-, two- and three-bedroom affordable rental homes in Hillsborough Township.

RENTAL UNITS FOR VETERANS

Stone Bridge at Raritan offers affordable apartments for those who served nation

BY PAMELA MACKENZIE

RARITAN BOROUGH — Stone Bridge at Raritan, the new community of 363 luxury rental units on the site of the former Federal Steel factory on Route 202, unveiled a special section Wednesday dedicated to affordable housing and to veterans.

According to the Mayor Jo-Ann Liptak, the borough sent more men per capita to fight in World War II than any other community, and the town always has had a strong patriotic streak. Every year, that fervor is manifested during John Basilone celebrations, including a big parade. When the borough began deliberations with Stone Bridge's developer, Premier Development, someone suggested that some of the affordable housing be set aside for veterans, there was agreement all around that this was a perfect idea.

Now, the 73-unit, four-story building is ready, and at least half of these affordable units will be dedicated to veterans eligible for moderate-income housing under the state's guidelines.

Moderate income is defined as \$58,800 for one person, \$67,200 for two people, \$75,600 for three people and \$84,000 for four people. Veterans must attach Form DD214 to their application.

Those attending the ribbon cutting were invited to tour a two-bedroom and a three-bedroom apartment after the ceremony. Andy Nowack, vice



COURIER NEWS

Flags line the sidewalk at Stone Bridge at Raritan, on the site of the former Federal Steel Factory on Route 202 North.

president of Premier Development, said his company takes pride in creating beautiful buildings, and the company executives decided to “do it right” when they built these apartments.

“They’re all elevator accessible,” Nowack said. “They are fully handicapped adaptable. Every



apartment was designed built and certified to meet the criteria of the Energy Star program, so that means all our residents will see significant savings on utility bills. We decided we didn't want to just do the bare minimum. We took it upon ourselves to build really first-quality apartment homes with granite countertops, GE appliances, Moen faucets, maple cabinets, designer ceramic tile. Every unit has a washer and dryer, and central air conditioning.”

All residents of the affordable-housing building will have full access to the community's facilities, including the pool and clubhouse, that are available to the residents of the market-rate apartments.

Premier Development is honoring the borough's military veterans with a large Memorial Park at the center of Stone Bridge at Raritan. Nowack said on weekends, this area is filled with

resident families enjoying the outdoors.

Piazza & Associates of Princeton is processing the affordable-housing applications for Premier Development. The company is working with many veteran's groups and organizations, including Community Hope in Parsippany and on the campus of Lyons Medical Center in Bernards, to find veterans who can take advantage of the affordable apartments.

To find out if you or a veteran you know is eligible and to begin the application process, contact Piazza & Associates at 609-786-1100, visit housingquest.com or email stonebrige@housingquest.com. Applications also are available at Premier's office in the clubhouse at Stone Bridge. Completed applications can be mailed or faxed to Piazza at 216 Rockingham Row, Princeton, NJ 08540, or at 609-786-1100, then press 5.



KATHY JOHNSON/STAFF PHOTOGRAPHER

Raritan Borough Mayor Jo-Ann Liptak makes comments Wednesday during a ribbon cutting for Stone Bridge at Raritan.



Thursday, October 30, 2014

Premier Opens Affordable MF Units With Veteran Set-Aside in Raritan

By Steve Lubetkin | New Jersey

RARITAN, NJ—Raritan Mayor **Jo-Ann Liptak** joined elected Borough officials and representatives of **Premier Development** to cut the ceremonial ribbon at the grand opening of new affordable apartment homes at **Stone Bridge at Raritan** that include a set-aside for military veterans.



Stone Bridge at Raritan

Housed in a four-story building located on the site of the former **Federal Steel Factory** on Route 202 North, up to 50% of the one-, two- and three-bedroom moderate income homes will be reserved for the large concentration of military veterans that reside in and around the Somerset County, NJ borough.

The building will consist of 73 handicapped-adaptable units with full elevator access on each floor. **Premier Development** is further honoring the borough's military veterans with a large memorial park at the center of **Stone Bridge at Raritan**.

"This is a great day for the Borough of Raritan and a great day for our returned military veterans," says **Andy Nowack**, community builder for **Premier Development**.

"We're excited to introduce sustainable, handicapped-accessible housing that is an affordable option for those who have given so much to our country. Equally as important, it will allow vital borough workers including postal workers, teachers, firefighters, police officers and clerks to stay in Raritan and become involved in the community while spending more quality time with their families."

Homes in the new building are Energy-star certified and feature energy-efficient appliances, features and more. The building is also location within walking distance of the NJ Transit train station providing easy access to the Veterans Administration Lyons Hospital in nearby Bernardsville Township.

The new affordable rental building is part of the overall **Stone Bridge at Raritan** neighborhood which will consist of 252 market-rate apartments and 38 new townhomes when completed.



(From Left to Right) Andy Nowack, Premier Development, Stan Schrek, Raritan Borough Engineer, Raritan Mayor Jo-Ann Liptak, Anatol Hiller, Premier Development, Raritan Borough Councilman Greg Lobell and Jeff Hiller, Premier Development.



22ND ANNUAL AWARDS

APRIL 30, 2014

OUTSTANDING LEADERSHIP & VISION IN AFFORDABLE HOUSING

Premier Development is one of the leading privately-owned real estate development firms in New Jersey, continuing to build lasting communities, year after year.

The principals of **Premier Development** have been creating unique homes and neighborhoods for nearly four decades, building a rock-solid reputation along the way. Premier maintains a strong, trendsetting presence in the development of rentals, active adult communities, single family homes, redevelopment and commercial development. They currently own and operate many affordable housing rental units in Somerset and Middlesex Counties.

In 2014 two new large rental developments, Stone Bridge in Raritan and Sunnymeade Run in Hillsborough are well under way, with many new residents enjoying their new homes. Stone Bridge in Raritan, when complete this year, will consist of 363 residential units, including 73 units of affordable rental housing with a preference given to military veterans. Sunnymeade Run in Hillsborough NJ will consist of 383 residential units including 122 units of affordable rental housing, when it is complete in 2015.

Premier Development believes in building rental living units with a high level of sophistication. Many of the same desirable features and finish materials are found in both their market rate units and in their affordable housing units, including granite countertops. Both new complexes offer units that can only be classified as “luxury.” The company made sure both of these communities provide top recreational amenities and they offer on-site private clubhouses, fitness rooms, swimming pools and business centers equipped with computers, printers, fax machines, copiers and telephones. All units are built to meet the standards of the Energy Star program, for significant utility savings and lessened environmental impact.

Premier’s rental communities feature an array of variably sized floor plans with sophisticated and smart designs. Interior amenities transcend the ordinary, frequently including side by side washer/dryer units, private balconies and patios, abundant closets and allowing pets that meet their pet policy. They are one of the only builders in NJ that provide 2 and 3 bedroom affordable rental units with two full bathrooms.

Premier Development will also begin construction of many additional new affordable housing units in Central New Jersey in the very near future, as a component of other soon-to-be built communities.

The Record

Friday, June 12, 2015

Leasing set to launch for senior apartments

Premier Development will launch the leasing program next month for the Summerfields Senior Residences, a collection of 50 brand new affordable age-restricted rental apartments in Somerset.

The locally-based developer will begin the process of leasing units in the community's newly-built building, which consists of one- and two-bedroom homes designed to provide active adults with modern and upscale apartment living, and an activity-rich environment at rental rates well within their budget. Monthly rents for the residences will range from \$869 to \$1,150 with initial occupancy slated for August.

Apartments are subject to minimum income requirements and at least one household member must be 55 years or older and no occupant may be under the age of 18.

"We've discovered a large number of active adults desire new affordable housing opportunities," said Mike Kaplan, Portfolio manager of Premier Development.



PHOTO COURTESY OF PREMIER DEVELOPMENT

Monthly rents at Summerfields range from \$869 to \$1,150.

"After discussing the requirements, many are pleased to discover they're eligible to rent a brand new low- or moderate-income apartment at Summerfields Senior Residences.

"In fact, couples earning as much as \$62,700 can be approved for one of these high-quality homes. It's a compelling opportunity to enjoy new construction, worry-free apartment living at affordable pricing that's already generating significant interest."

To apply for the adult rental homes at Summerfields and to join the wait list, visit www.housingquest.com or email summerfields@housingquest.com. Additional information is also available by calling Piazza & Associates at 609-786-1100, ext. 5.

The Summerfields Senior Resi-

dences are situated in two, three-story apartment buildings at 102 Rutgers Boulevard near the entrance of the suburban Summerfields neighborhood. The elevator buildings include an enclosed lobby and laundry facilities on each floor.

Apartments are equipped with luxury standard features, including designer kitchens with maple cabinets, granite countertops and stainless-steel appliances, private balcony or patio, cultured-marble bathroom countertops and ample closet space. Homes are also pre-wired with ethernet/cable.

Residents will also have access to a fully decorated clubhouse with state-of-the-art fitness center and outdoor pool.

Sunday, June 14, 2015

Summerfields to launch 50 apartments for seniors

FRANKLIN (Somerset) — Premier Development will launch the leasing program next month for the Summerfields Senior Residences, a collection of 50 brand new affordable, age-restricted rental apartments.

The locally-based developer will begin the process of leasing up the community's newly-built building which consists of one-and two-bedroom homes designed to provide active adults with modern and upscale apartment living and an activity-rich environment at rental rates well within their budget. Monthly rents for the residences will range from \$869 to \$1,150, with initial occupancy slated for August.

Apartments are subject to minimum income requirements and at least one household member must be 55 years or older and no occupant may be younger than 18.

"We've discovered a large number of active-adults desire new affordable housing opportunities," said Mike Kaplan, portfolio manager of Premier Development. "After discussing the requirements, many are pleased to discover they're eligible to rent a brand new low-or moderate-income apartment at Summerfields Senior Residences.

"In fact, couples earning as much as \$62,700 can be approved for one of these high quality homes. It's a compelling oppor-



~COURTESY OF PREMIER DEVELOPMENT

Affordable apartments for seniors will soon be available at Summerfields in Franklin (Somerset). Although Summerfields is not age-restricted, these apartments are only available to families with at least one member who is 55 or older.

tunity to enjoy new construction, worry-free apartment living at affordable pricing that's already generating significant interest."

To apply for the adult rental homes at Summerfields and to join the wait list, visit www.housingquest.com or email summerfields@housingquest.com. Additional information is also available from Piazza & Associates at 609-7861100, ext. 5.

The Summerfields Senior Residences are situated in two, three-story apartment buildings at 102 Rutgers Boulevard near the entrance of the suburban Summerfields neighborhood. The elevator buildings include an enclosed lobby and laundry facilities on each floor.

Apartments are equipped with luxury stan-

dard features, including designer kitchens with maple cabinets, granite countertops and stainless-steel appliances, a private balcony or patio, cultured-marble bathroom countertops and ample closet space. Homes are also pre-wired with ethernet/cable connections. Residents will also have access to a fully decorated clubhouse with a state-of-the-art fitness center and outdoor pool.

"We've created a complete lifestyle experience for seniors on a structured budget," Kaplan said. "Homes themselves are newly built and include many designer features and appointments.

Residents also have access to several recreational and social amenities to bolster the sense of community. Of course, they receive all this with the ease and convenience of a maintenance-free environment."

Summerfields is a new community of townhomes and single-family homes located off Schoolhouse Road. The neighborhood enjoys easy access to major highways such as Interstate 287, the Garden State Parkway and the New Jersey Turnpike, allowing residents to reach the regional business, shopping and entertainment districts throughout, including Princeton, New Brunswick and New York.



**CENTRAL JERSEY
HOUSING RESOURCE CENTER**

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Attorney

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Attorney

Laurette Kratina, PP, AICP
Somerset County Planning Board

Sharon Clark, Executive Director

October 21, 2015

*Premier Development
929 US 202 North
Raritan, New Jersey 08869*

Dear Premier Development:

On behalf of the Central Jersey Housing Resource Center (CJHRC) and our Board of Directors, I am writing to thank you for your continued support.

We are also grateful for the amount of affordable housing units Premier Development has constructed in Central NJ which greatly helps our clients. The excellent affordable apartments that you are building are a good option for our clients and are a great addition to the surrounding communities.

More than ever, our very low, low and moderate-income clients are in need of our programs and counseling services in order to attain rental housing. We could not provide the counseling and financial literacy services and programs that help them if not for organizations like Premier Development.

Thank you for your ongoing commitment to affordable housing.

Sincerely,


*Sharon M. Clark
Executive Director*



600 First Avenue, Suite 3, Raritan, New Jersey 08869

PHONE (908) 704-8901
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Week of November 6, 2015

Real Estate News

PREMIER DEVELOPMENT PRESENTS \$10,000 DONATION TO CENTRAL JERSEY HOUSING RESOURCE CENTER

Premier Development, a homebuilder dedicated to fulfilling the affordable housing needs of central New Jersey, recently presented the Central Jersey Housing Resource Center (CJHRC) with a donation of \$10,000 to support its mission to provide counseling, information and referral services to low- and moderate-income people seeking housing.

The check presentation was held to mark the launch of leasing for the first phase of affordable rentals at Sunnymead Run, a new collection of 383 apartments Premier Development is developing at 110 Falcon Road in the Town of Hillsborough. Leasing for the apartments is being handled by CJHRC, which is a 501 (c) non-profit organization which primarily serves Somerset and Hunterdon Counties.

"CJHRC plays an important role in matching area residents with affordable housing," says Andy Nowack, Executive Vice President for Premier Development. "All of us at Premier Development take great pride in developing homes that can greatly assist their efforts. We're delighted to support the wonderful work the organization does to touch so many lives."

One of New Jersey's leading residential developers, the Raritan-based Premier Development has been responsible for some of the state's most beautifully-designed suburban new home communities for over 40 years. Committed to serving the community-at-large, many of these developments incorporate an affordable component that mirrors the high quality and well-equipped design of the neighboring market-rate homes.

"We've had many municipalities approach us to help meet their obligation to provide COAH housing," adds Mr. Nowack. "They're familiar with our strong reputation for meeting this need with beautiful homes that are part of well-designed and responsible communities. By including affordable housing in our professionally-managed, luxury rental neighborhoods, we've providing the working class residents of the region an opportunity to live in homes that are durable, modern and aesthetically pleasing."

Sunnymead Run is the perfect example of Premier Development's approach to affordable housing. Designed to blend harmoniously with the 131 market-rate rental townhomes at Sunnymead Run, the affordable apartments feature many similar high-end interior finishes, such as hardwood flooring and designer ceramic tile in bathrooms and kitchens. Additional attractive features include maple cabinets, granite countertops, full size washer and dryer, GE appliances and central heating and air conditioning.

All homes are Energy-star certified with energy-efficient heating and cooling equipment, appliances and features to provide greater savings, a considerable advantage for budget restricted households.

Priced in accordance with New Jersey affordable housing guidelines, homes in the initial offering at Sunnymead Run are available with immediate occupancy. In all, the community will feature a total of 122 affordable rentals. The balance of the apartments -- which are spread throughout the neighborhood -- are expected to be completed by the end of 2015.

Residents of the affordable apartments will have full access to the social and recreational facilities at Sunnymead Run, including a 5,000 square-foot state-of-the-art clubhouse which recently debuted. The fully-equipped facility features a large fitness area, club room, business center, lawn recreation field and playground and sparkling outdoor pool and sundeck.



Andy Nowack (Left), Executive Vice President of Premier Development, presents a \$10,000 donation to Sharon Clark (Right), Executive Director of CJHRC, a 501 (c) non-profit organization which provide counseling, information and referral services to low-and moderate-income people seeking housing.

Sunnymead Run is conveniently located near central New Jersey's work centers and a short trip away from Princeton and Somerville. The community is surrounded by a network of major highways including Routes 206 and 287 providing easy access to the major business centers of northern New Jersey, Philadelphia and New York City just 50 miles away.

Named one of Money Magazine's Best Places to Live, Hillsborough also provides a wealth of cultural, entertainment and recreational activities within its borders. The Township is home to Duke Farms, the Royce Brook Golf Club and Neshanic Valley Golf Course and countless parks and recreation centers. Shopping is also available within the township at Nelson's Corner and the Hillsborough Promenade or at the nearby Bridgewater Mall, as well as boutique shopping in Princeton.

For additional information on the affordable rental homes, please call 908-704-9649 or visit <http://www.cjhrc.org>.

About Premier Development

Premier Development is one of the leading privately-owned real estate development firms in New Jersey. The company and its principals have been building award-winning homes for over 40 years and have delivered thousands of homes in key New Jersey locations.

For additional information on Premier Development, please visit www.premierdevelopment.com.

Saturday, October 17, 2015

Officials mark opening of affordable rentals at Sunnymeade Run in Hillsborough



HILLSBOROUGH Premier Development joined with local and county dignitaries and members of the Hillsborough business and civic communities on Friday, Oct. 9 to cut the ceremonial ribbon and grand open a new state-of-the-art clubhouse at Sunnymeade Run, a collection of 383 rental homes at 110 Falcon Road in this Somerset County Township.

Situated within the new neighborhood on Gateway Boulevard, the 5,000 square-foot facility will serve as the social and recreational centerpiece of Sunnymeade Run with amenities including a large fitness area, club room, business center, lawn recreation field and playground and sparkling outdoor pool and sundeck.

“This is an exciting day at Sunnymeade Run,” said Andy Nowack, community builder for Premier Development. “We’re pleased so many guests could celebrate the debut of our brand new clubhouse which will create an



activity-rich lifestyle and provide our residents' a wide range of sought-after amenities right outside their door-step. It will be the perfect complement to the well-appointed homes and ideal suburban location we're offering here."

The ceremony also marked the completion of the first phase of 122 one-, two- and three-bedroom affordable rental homes at Sunnymeade Run. Found within the residences are designer kitchens with maple cabinets, granite countertops and high quality appliances, hardwood flooring in entryway, designer ceramic tile in bathrooms and kitchens, spacious private balcony or patio and much more.

Leasing for the affordable apartments is being handled by the Central Jersey Housing Resource Center (CJHRC), a 501 (c) nonprofit organization which provides housing counseling, information and referral service to meet the needs of low- and moderate-income households.

"Sunnymeade Run also offers luxury market-rate flat apartments with a number of additional designer features and appointments," Nowack said.

All homes at Sunnymeade Run are Energy-star certified with energy-efficient appliances, features and more.

For additional information on the market rate apartments at Sunnymeade Run, call 908-829-4344 or visit www.premierdevelopment.com. For more information on the affordable rental homes, call 908-704-9649 or visit <http://www.cjhrc.org>.

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Friday, October 23, 2015

First phase of affordable apartments open at Premier Development's Sunnymeade Run in Somerset County

HILLSBOROUGH – A prominent real estate developer that has helped fulfill the need for low and moderate-income housing throughout central New Jersey has brought to market new affordable rental homes in Somerset County.

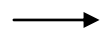
Premier Development, which has previously introduced affordable housing for Military veterans at Stonebridge at Raritan, seniors at Summerfields in Franklin Township and other communities, has launched leasing for the first phase of affordable rentals at Sunnymeade Run, a new collection of 383 apartments located at 110 Falcon Road in the Town of Hillsborough.

Demand has been strong for the one-, two- and three-bedroom homes which provide high-quality apartment living to low-and moderate-income residents of Somerset County. Leasing for the rentals is being handled by the Central Jersey Housing Resource Center (CJHRC), a 501 (c) non-profit organization which provides housing counseling, information and referral services.

Designed to blend harmoniously with the 131 market-rate rental townhomes at Sunnymeade Run, the affordable apartments feature many similar high-end interior finishes, such as hardwood flooring and designer ceramic tile in bathrooms and kitchens. Additional attractive features include maple cabinets, granite countertops, full size washer and dryer, GE appliances and central heating and air conditioning.

All homes are Energy-star certified with energy-efficient heating and cooling equipment, appliances and features to provide greater savings, a considerable advantage for budget restricted households.

"Affordable housing is a vital component of building a greater community in central New Jersey," says Andy Nowack, Community Builder for Premier Development. "Sunnymeade Run was conceptualized to include an affordable component that is durable, modern, energy efficient and aesthetically pleasing. This neighborhood is creating a new standard by providing the working class residents of Somerset



County an opportunity to live in a brand new community with stylish homes and a full roster of recreational amenities.

"We're proud to work with the various local, county and state agencies involved in the planning and introduction of these homes and help fulfill the housing needs for this area's low and moderate-income individuals and families."

Priced in accordance with New Jersey affordable housing guidelines, homes in the initial offering at Sunnymeade Run are available with immediate occupancy. In all, the community will feature a total of 122 affordable rentals. The balance of the apartments – which are spread throughout the neighborhood -- are expected to be completed by the end of 2015.

Residents of the affordable apartments will have full access to the social and recreational facilities at Sunnymeade Run, including a 5,000 square-foot state-of-the-art clubhouse which recently debuted. The fully-equipped facility features a large fitness area, club room, business center, lawn recreation field and playground and sparkling outdoor pool and sun deck.

Sunnymeade Run is conveniently located near central New Jersey's work centers and a short trip away from Princeton and Somerville. The community is surrounded by a network of major highways including Routes 206 and 287 providing easy access to the major business centers of northern New Jersey, Philadelphia and New York City just 50 miles away.

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