

The Pipeline

A sampling of pending major real estate development projects & other market data

2010 Year End Summary

Prepared by:



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Dear Reader:

We are pleased to bring you The Pipeline Year End Summary! Bordentown, Ewing, Florence, Hamilton, Mansfield, and Lawrence Townships are showcased in this issue.

The Pipeline is designed to provide real estate developers, investors, and allied professionals information on selected applications submitted to the planning and zoning boards as well as other market information.

The residential building permit chart found at the end of this report demonstrates a reversal of the downward trend in building permits; 2010 trended upward.

I would like to thank Ken Joanel for his help in preparing this issue.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Pratico".

Michael J. Pratico Jr.

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The Pipeline has been prepared by our Research Department as part of a continuing effort to bring information about forthcoming development projects. The information and analyses contained herein are based in whole, or in part, on data supplied by various sources including governmental websites and meeting minutes, multiple listing systems, tax records, and various organizations. Therefore it may not reflect all activity in the market. While believed to be reliable, we cannot guarantee, nor assume responsibility for the accuracy of information which has been supplied to us by others. All rights reserved. Without limiting the foregoing, no part of this publication may be reproduced, copied, stored in a retrieval system, or transmitted in any form or by any means, without the prior written permission of Richardson Commercial, LLC Realtors.

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Land Use Applications

Bordentown Township, Burlington County, NJ - Applications

Board	Type	Size	Applicant	Location	Description	Status
Planning	Hotel	126± rooms 65,000± SF	Bordentown Investments, LLC (Hilton Home 2 Suites)	Rising Sun Road	Seeking approval to construct hotel with 126± rooms also sign variance relief.	Approved (3/11/10)
Planning	Hotel	34,423± SF 173± rooms	Bordentown Hospitality Associates, LLC	Old York Road/ Route 206	Seeking amended site plan approval to construct a five story hotel with 173± rooms.	Approved (3/11/10)
Zoning	Retail	584± SF	APCO Petroleum Corporation	243 Route 130	Seeking approval to construct a 584± SF addition and convert the existing garage into a convenience store.	Approved (9/22/10)
Planning	Hotel	105± rooms 7,200± SF restaurant	SAAJ, LLC (Red Roof Inn)	195 Route 130	Seeking site plan approval to construct 105± room hotel with 100± seat conference center and pad site for 7,200± SF restaurant.	Approved (6/19/10)
Zoning	Restaurant	1,235± SF	Insight Properties & Management, LLC	13 Mission Road	Seeking Use Variance to operate a takeout restaurant, where such use is not permitted.	Approved (11/23/10)
Zoning	School	N/A	Saritha Vankadara	231 Crosswicks Road	Seeking Conditional Use Variance Approval to install operate a day school of early childhood education (K-5).	Denied (12/22/10)

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Ewing Township, Mercer County, NJ –Applications

Board	Type	Size	Applicant	Location	Description	Status
Zoning	Church	14,068± SF	Islamic Center Of Ewing	685 Parkway Avenue	Expansion of worship center with addition of second floor.	Approved (10/15/09)
Planning	Assisted Living	21,411± SF	SDB Realty, LLC	1672-1676 North Olden Avenue	Retrofit existing building so it can be used as a senior day care.	Approved (11/5/09)
Zoning	Church	327,875± SF	Living Faith World Outreach	Scotch Road	Requesting variance and waiver of site plan approval for Church.	Approved (5/20/10)
Planning	Medical/ Assisted Living/ Residential	21,905± SF	SDB Realty, LLC	1676 North Olden Avenue	Seeking approval to retrofit existing 2-Story building so it can be used for Senior Day Car Center. Also seeks to construct new 4 story building in rear of the site; for child care center and residential apartments.	Approved (8/5/10)
Planning	Warehouse	5,695± SF	Russell Palmucci	155 Walters Avenue & Park Avenue	Requesting preliminary and final site plan approval to construct a new warehouse building.	Approved (10/7/10)
Planning	Airport	2,600± SF	Merck, Sharp & Dohme Corp.	100 Sam Weinroth Road	Expand existing facility by constructing an 18,000± SF hangar addition, a 2,600± SF office addition, ten additional parking spaces, and related improvements.	Approved (10/7/10)
Planning	Medical Office	165,792± SF 571± Parking Spaces	Herring Land Group, LLC	Scotch Road and Interstate I-95	Preliminary site plan approval to construct two 4-story medical office buildings.	Pending (12/2/10)
Planning	Bank	TBD	Cenlar Federal Savings Bank	425 Phillips Boulevard	Requesting preliminary and final site plan for parking expansion	Pending (12/2/10)

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Florence Township, Burlington County, NJ - Applications



Board	Type	Size	Applicant	Location	Description	Status
Planning	Residential Subdivision	43,560± SF	CoFlow	Potts Mill Road and Florence Columbus	Minor subdivision	Approved (3/15/10)
Planning	Medical/ Office	25,720± SF	Roma Bank	2160 Route 130	Requesting Preliminary and Final Major Site plan for a proposed 25,720± SF building.	Approved (6/21/10)
Planning	Restaurant	1,850± SF	Rocco Gangone	310-312 West Front Street	Requesting Preliminary and Final Major Site plan to permit construction of an addition to the existing restaurant and add off street parking.	Approved (7/19/10)
Planning	Warehouse	1,250,000± SF	Whitesell Construction Co., Inc.	1000 John Galt Way	Requesting Preliminary Major Site Plan for a 1.25± million SF industrial building.	Approved (7/19/10)
Planning	Retail	28,500± SF	Vogelbacher Properties, LLC	2039 US Route 130 South	Preliminary and final major site plan approval to convert an abandoned warehouse to an Amish Farmers Market.	Approved (10/18/10)
Zoning	Residential	4± Apts.	Joseph LaRocca	312 Summer Street	Conversion of a warehouse with one apartment into four apartments.	Approved (11/23/10)

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Hamilton Township, Mercer County, NJ - Applications

Board	Type	Size	Applicant	Location	Description	Status
Zoning	Retail	12,000± SF	Source Realty Group	535 Rt. 130	Farmer's Market	Withdrawn
Planning	Office	8,466.46± SF	DGW LLC	1200 Whitehorse Ave.	Construct a Commercial building	Approved (1/14/10)
Planning	Residential	14± Lots	James R. McCagg	Groveville- Allentown Rd.	Subdivision and creating 14 lots (13 residential and 1 basin lot)	Approved (1/14/10)
Zoning	Office	7,000± SF	Kinship Properties	25 Harrison Ave	Child care center	Approved (1/26/10)
Zoning	Retail	184,694± SF	Levin Properties	1215 Route 33	Two pad sites & enlarge Shop Rite	Approved (3/16/10)
Zoning	Residential	1,440± SF	Guidotti	315 Hunt Avenue	Constructing two attached dwelling units	Pending (3/17/10)
Zoning	Retail	427± SF	Popeye's Chicken	2595 Nottingham Way	Addition and Drive-thru	Denied (4/13/10)
Zoning	Solar Farm	1,698,816± SF	PSE&G	South Broad Street	Solar farm	Approved (4/13/10)
Planning	Church	2,117± SF	St. Gregory The Great Church	Nottingham Way and Mario Drive	Minor subdivision approval	Approved (4/15/10)
Planning	Residential	3± Lots	Atlantic Construction Associates, LLC	517 Ridge Avenue	Creating three lots	Approved (4/15/10)
Planning	Assisted living	2± Lots	County of Mercer	2300 Hamilton Avenue	Minor subdivision	Approved (4/15/10)
Planning	Residential	184,753± SF	Edward Bucci Builders Inc	Dogwood Lane	Revised Final Subdivision	Approved (4/15/10)
Planning	Retail	23,303± SF	8 Black Forest, LLC	8 Black Forest	Preliminary and final site plan approval for the purpose of increasing the number of parking spaces	Approved (5/13/10)
Zoning	Restaurant	2,279± SF	Popeyes Restaurant	2467 South Broad Street	Preliminary and final site plans to construct a Popeyes Restaurant	Approved (6/8/10)

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Hamilton Township, Mercer County, NJ – Applications (continued)

Board	Type	Size	Applicant	Location	Description	Status
Planning	Office	3,231± SF	Grand Bank	607 Highway 33	Construct a bank	Approved (6/10/10)
Zoning	Residential	5± Lots	Cypress Woods, LLC	297 Cypress Lane	Use Variance; creating 5 lots (4 residential and 1 to be dedicated)	Approved (10/26/10)
Zoning	Warehouse	3,250± SF	Theodore Dolci & William Matisa	146 Loomis Avenue	Construct a addition to auto parts warehouse	Approved (7/8/10)
Planning	Restaurant	5,131± SF	Skwara Properties, LLC	787 Route 33	"IHOP Restaurant" Preliminary and Final Site Plan	Approved (7/22/10)
ARDA	Residential	4± Lots	Rome Builders	1446 Deutz Avenue	Preliminary and final approval of a major subdivision	Pending (7/21/10)
ARDA	TBD	3± Lots	Borish Land Development	Mercerville Edinburg Road	Create three lots	Pending (8/18/10)
Zoning	Funeral Home	5,296± SF	2755 Kuser Road, LLC	2755 Kuser Road	Preliminary and final site plan approval- Brenna Funeral Home	Approved (10/26/10)
Zoning	Residential	109± market units & 28± COAH units	JDME Kuser Road LLC	Kuser Road	Conversion from age-restricted to non age-restricted	Approved (9/28/10)
Zoning	Adult Day Care	10,700± SF	BTR Electric, LLC	1 Electronics Drive	Use 10,700± SF of existing building for adult day care center	Pending (9/15/10)
Zoning	Solar Farm	31,600± Modules	CJS Investments	Yardville-Allentown Road	Use Variance; Preliminary and Final Site Plan- Solar Farm	Approved (9/28/10)
Zoning	Restaurant	4,303± SF	McDonald's Real Estate Company	410 Route 33	Use Variance; Preliminary and Final Site Plan- McDonalds Restaurant	Approved (10/12/10)
Planning	Retail	14,490± SF	Mercer Realty Corp.	Rt. 33 & Klockner Road	Walgreen's/Dunkin Donuts	Approved (10/14/10)
Planning	Warehouse	20,396± SF	Weber Limited Partnership	2732 Kuser Road	Warehouse addition	Approved (10/14/10)

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Hamilton Township, Mercer County, NJ – Applications (continued)

Board	Type	Size	Applicant	Location	Description	Status
ARDA	Retail	TBD	KVA Real Estate, LLC/ VKVA, LLC	3060 Quakerbridge Road	Use existing building for a convenience store	Pending (10/20/10)
Planning	Retail	22,479± SF	Ashland Construction	2735 South Broad Street	Preliminary and final site plan approval to construct a shopping center	Approved (11/18/10)
Zoning	Church	13,250± SF	The Church in Lawrence D/B/A The Church in Hamilton	92 Youngs Road	Using existing building for a church	Pending (10/20/10)
ARDA	Housing	21± units	Panfili	Chambers Street and Cedar Lane	Construct townhouse condominium complex	Incomplete (11/17/10)
ARDA	Sports Facility	350,000± SF	Next Level Soccer Academy	183 Old York Road	Construct a multi-sports building with indoor fields and outdoor fields	Incomplete (11/17/10)
ARDA	Retail	4,800± SF	Samuel Willard	300 Basin Road	Construct a building	Incomplete (11/17/10)
ARDA	Warehouse/Office	4,422± SF	2320 East State Street, LLC	2320 East State Street	Addition to warehouse/office	Incomplete (11/17/10)
ARDA	Day Care	1,093± SF	Marlin Group, LLC/ Josiane Demorin	1351 Kuser Road	Use 1,093± SF of existing building for a day care center	Pending (11/17/10)
Planning	Bank	N/A	New Century Bank DBA Customers Bank	2419 Nottingham Way	Waiver of parking design standards for the purpose of occupying existing building for use of a bank	Approved (11/18/10)
Zoning	Multi-Family	144± Units	Crestwood Ventures	Twin Ponds- Yardville Hamilton Sq Rd	Age restricted apartments	Pending (1/11/11)
Zoning	TBD	55± Lots	Italian American Sportsman Club Inc./ Sharbell Building Co.	Kuser Road	Use variance, preliminary and final approval of major subdivision to create 55± Lots	Approved (1/11/11)

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Lawrence Township



Board	Type	Size	Applicant	Location	Description	Status
Planning	Education	14,985± SF	Notre Dame High School	601 Lawrence Road	Reconstruction of football field and physical Education building	Approved (1/11/10)
Zoning	Assisted Living	43,228± SF	Morris Hall/St. Lawrence, Inc.	2361 Lawrenceville Road	Assisted Living	Approved (3/17/09)
Planning	Education	TBD	Rider University	2083 Lawrenceville Road	Academic building and BLC Theater addition	Approved (3/17/10)
Zoning	Sports Complex	N/A	Special Olympics New Jersey Inc.	3 Princess Road	Preliminary and Final Site Plan for flag football field	Approved (4/21/10)
Zoning	Office	3,378± SF	Douglas S. Knehr, Esquire	208 Bakers Basin Road	Bulk Variance and Minor site Plan	Approved (3/17/10)
Zoning	Office	6,952± SF	Auxiliary Service & Hardware (VETH)	644 Whitehead Road	Bulk Variance use, Preliminary and Final Site Plan	Approved (3/17/10)
Zoning	Retail	40,325± SF	Lawrence Auto Group	2920 Brunswick Pike	Bulk Variance	Approved (6/16/10)
Planning	Residential	3,250± SF	Marc Brahaney & Janet Lasley	634 Rosedale Road and Province Line Road	Minor subdivision with variances and waivers	Approved (6/21/10)
Planning	Retail	7,700± SF	FCB Assets Holding, Inc.	150 Lawrenceville-Pennington Road	Preliminary and final site plan	Approved (6/21/10)
Zoning	Church	13,000± SF	The Islamic Circle of Mercer County Inc	336 Lawrence Station Road	Use Variance & Preliminary & Final Site Plan	Approved (8/19/10)
Planning	Residential	7± Lots	Edward D. Bucci & Edward M. Bucci	125 Roxboro Road	Preliminary Major Subdivision Plan	Pending (11/15/10)

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Mansfield Township, Burlington County, NJ - Applications

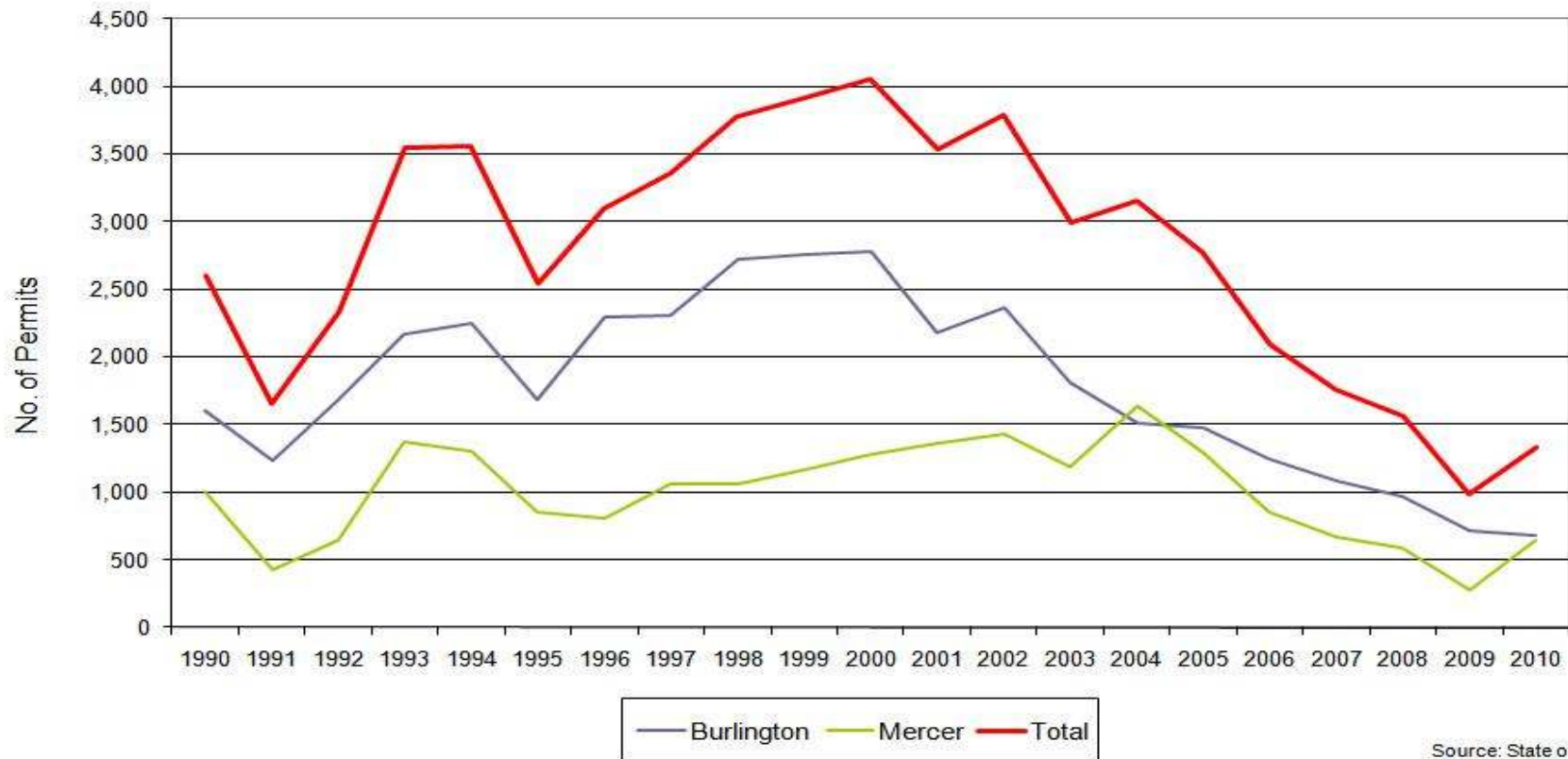
Board	Type	Size	Applicant	Location	Description	Status
Planning	Retail	3,250± SF	MLC Developers	Route 206	Car wash, lube detail center and pet wash	Approved (3/22/09)
Planning	Restaurant	18,361± SF	Qi Xin Guo (Hunan Wok)	271 Atlantic Avenue	Minor site plan to change existing bank to take-out restaurant	Pending (4/26/10)
Planning	Residential	4± Lots	ABV Development Inc.	Old York Road and Mansfield Road West	Create four building lots	Approved (8/23/10)
Planning	Office	16,000± SF	James Rockwell	14 Sheffield Drive	Demolish existing dwelling and construct two 7,950± SF professional office buildings	Approved (1/24/11)

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Graph - Residential Building Permits

The chart below demonstrates a reversal of the downward trend in building permits; 2010 trended upward.

Residential Building Permits 1990-2010 Mercer & Burlington Counties



Source: State of NJ