



Partnering with Municipalities

Challenge:

The Borough of Bound Brook wanted to redevelop a 50-acre site located just off the intersection of Route 28 and I-287. The municipality in efforts to fulfill the community's needs, was looking for a developer to replace underutilized land with valuable tax ratable, and bring over 250 full-time jobs to the area.

Solution:

Advance Realty Group was awarded the designation of Redeveloper the 50-acre site, which would be developed in three phases. Advance partnered with the Borough of Bound Brook and recognized the strategic location of the property and the need for a quality supermarket and community shopping center.

Result:

Advance completed Phase I, the redevelopment of a former municipal landfill into a 105,000 square foot community shopping center anchored by a world-class ShopRite. Phases II and III are slated for development of a mix of residential and commercial space.

Advance solved numerous development hurdles by working with the Army Corps of Engineers and various state agencies to solve difficult floodplain management issues, and utilize state landfill legislation to ensure the project received reimbursement of certain redevelopment costs. Advance worked closely with New Jersey Department of Environmental Protection to implement a new tax reimbursement program. The project is currently 100% leased and demonstrates Advance's ability to work with local municipalities to identify the needs of a community, while navigating the development process on all levels to ensure a successful project.

During the course of the development, Advance worked with the Borough through two different government administrations to identify a new site and relocate a municipal baseball field and firehouse. The strong relationship between Advance and the Borough helped Advance to obtain the designation to redevelop a 125-acre tract along the Raritan River fronting I-287, which will begin when the Army Corps of Engineers completes the Green Brook flood control project.

1430 State Highway 206, Suite 100
Bedminster, New Jersey 07921
Phone: 908.719.3000
Fax 908.719.9444
www.advancerealtygroup.com

Property: Middle Brook Center
Bound Brook, NJ

Property Size: 105,000 SF



"Advance Realty group worked closely with borough officials to convert underutilized land to revenue-generating ratables for the Borough of Bound Brook."

*Frank Gilly
Former Mayor
Bound Brook, NJ*