



City of New Brunswick Redeveloper Designation Application

Redevelopment Area Name		New Redmond II Redevelopment Area		
Redevelopment Project Name		AST – New Street		
Project Location				
	Address	172 New Street		
	Block	144	Lots	14.01, 16-19, 20.01, 22.01, 37-44
Project Description		Construction of an 8-story, ~ 217,600 sf office building with associated site improvements. The County of Middlesex is the intended user. The building would be occupied by various County departments, including but not limited to the Prosecutor's Office, Health and Human Services, and Community Development.		
Redeveloper				
	Name	AST New Brunswick, LLC		
	Address	111 Magee Avenue, Lavallette, NJ 08735		
	Phone #	732-854-9080		
Required Information				
Financing Responsibility and Capability Provide documentation of the redeveloper's ability to obtain adequate financing to develop the proposed project		See attached letter from Provident Bank and a brochure from the prospective redeveloper's affiliate, which is under the common control of Robert J. D'Anton.		

Estimated offering price for land to be developed		The land is owned by the prospective redeveloper.
Estimated Total Development Cost		\$155,000,000
Estimated Time Schedule for Start and Completion of the Project		Construction Commencement: Q4 2025 – Q1 2026; Construction Duration: 24 – 36 months
Provide Architectural and Engineering Plans to document the following:		
	Non-Residential Projects	<ul style="list-style-type: none"> • Site Plan showing : <ul style="list-style-type: none"> ○ Site layout ○ Parking ○ Site traffic circulation ○ Pedestrian circulation • Floor Plans • Architectural Elevations • Landscaping Plan • Signage
	Residential Projects	<ul style="list-style-type: none"> • Site Plan showing : <ul style="list-style-type: none"> ○ Site layout ○ Parking ○ Site traffic circulation ○ Pedestrian circulation • Floor Plans showing: <ul style="list-style-type: none"> ○ Bedroom size and distribution • Architectural Elevations • Landscaping Plan • Signage