



Mark A. Vizzini, PLA
Regional Market
Sector Leader – Land
Development



Joseph Mele, PE, PLS, PP,
LEED AP, CPESC
Department Manager
– Community & Land
Development

11 Tindall Road
Middletown, NJ 07748

- ◆ Site feasibility
- ◆ Site layout and conceptual design
- ◆ Zoning and land use entitlements
- ◆ Stormwater management
- ◆ Landscape architecture
- ◆ Traffic engineering
- ◆ Environmental engineering and remediation
- ◆ Land use regulatory permitting
- ◆ MEP engineering

OUR CLIENTS

With a proven track record of success in our nearly 60 years of business, T&M's client base consists of land use and environmental attorneys, brokers, landowners, private development companies, real estate investment trusts (REITs), energy and utility companies, financial institutions, health care/pharmaceutical companies, educational/institutional and government agencies.

Our projects span a wide spectrum of project types including commercial retail, mixed-use, residential, K-12 and higher education facilities, industrial/logistics centers, cannabis growing/dispensaries, assisted/senior living, self-storage facilities, solar/energy installations, major utility improvements, parks and athletic fields.

Our core market area is the Northeast with offices in New Jersey and Pennsylvania.

additional off-street parking and a drop-off area.

The design and engineering of the project was met with significant challenges from both a physical and regulatory perspective. Notable constraints included flood hazard area considerations imposed by Jouet Brook, which runs along the property's northern boundary; relocation and/or removal of existing utilities as a result of the proposed roadway right-of-way vacations, including overhead PSE&G transmission lines, gas, water and sewer main relocation; as well as adhering to the New Jersey Department of Environmental Protection's strict stormwater management design and regulatory requirements. The project team navigated a slew of permitting and approval requirements including borough planning board approval, Union County Planning Board approval, NJDEP Flood Hazard Area individual permit and

verification, NJDEP Treatment Works approval, New Jersey Department of Transportation major access and utility connection, New Jersey American Water approval, Somerset-Union Soil Conservation District certification and coordination with NJ Transit. Through a collaborative effort with the project architect, we were able to develop a site design and building strategy that achieved the required maximum floor area and density, pedestrian and vehicular circulation and open space.

PROJECT SPOTLIGHT

T&M is providing civil and landscape architectural design services for a 2.2-acre brownfield urban redevelopment project within the South-Central Neighborhood Revitalization Plan-Town Center 1 Zone in the Borough of Roselle, Union County, New Jersey. The Edison will offer much-needed residential apartments in the area, featuring an elegantly designed six-story, 195-unit mixed-use residential building. The ground floor will include 3,000 square feet of retail space. The building will also offer amenities such as a gym, pet spa and rooftop terraces. Additionally, 195 surface parking stalls will be provided via a parking garage on the ground floor and part of the first floor. Landscaping and lighting enhancements will be implemented around the building perimeter and along St. Georges Avenue (Route 27) with the street being widened along the project frontage to provide

ON THE HORIZON

We see continued growth in mixed-use multifamily residential, logistics/distribution centers, health care/life sciences, infrastructure and school construction. There are also tremendous growth opportunities in the senior/assisted living facilities, quick-service restaurants, cannabis cultivation and affordable housing, especially brownfield redevelopment sites in markets with access to mass transportation. Recent NJDEP regulation changes to stormwater management and flood hazard area regulations require a holistic approach to site design, and our comprehensive suite of in-house design services make us well suited to handle the site development challenges and is paving the way for future growth.

ONE MORE THING

Our diverse team of professionals work collaboratively, integrating different design disciplines to develop custom, cost-effective design solutions. We help clients navigate the development challenges imposed by site environmental constraints, zoning regulations, stormwater management, flood hazard and other regulatory requirements.

T&M has a wide range of services that bring additional value to our projects, including GIS, grant writing, water resources, hydrologic and hydraulic studies, health and safety, PM/CM and traffic engineering. We integrate cutting-edge tools to streamline processes and deliver maximum value to the client.

LAND DEVELOPMENT | ENVIRONMENTAL | MEP ENGINEERING | TRAFFIC / TRANSPORTATION



The Edison – Roselle, NJ

Rendering courtesy of Emara Ghobrial Architects

T&M Associates is a leading national consulting, engineering, environmental, and technical services company that has delivered proven results for a broad spectrum of public and private clients for close to 60 years. Through a team of 350 business and technical professionals, we service clients from office locations throughout the U.S.



IMPROVING ENVIRONMENTS, NEIGHBORHOODS,
& INFRASTRUCTURE, ONE PROJECT AT A TIME.



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