



**Palmer Site Development
Bernardsville, New Jersey**

August 10, 2023



ADVANCE
REALTY INVESTORS

RAMSA
ROBERT A.M. STERN ARCHITECTS

Agenda

1. Site Opportunities
2. Historic Bernardsville & Project Precedent
3. Proposed Design

Site Opportunities





Olcott Square

Morristown Road

MT Airy Road

Existing Conditions

Site Opportunities:

- Maintain a vista from Minebrook Road and train station
- Create a point of arrival traveling north on Mt. Airy Road
- Get parking entry off Mt. Airy Road
- Provide discreet off-street loading to improve Mt. Airy Road pedestrian experience
- Maintain Palmer Building as historic memory and terminus of Anderson Hill Road
- Fix dangerous pedestrian condition at Palmer Building corner
- Expand and activate streetscape along south side of Morrystown Road
- Complete the retail triangle of Olcott Square
- Create a signature town center building on Olcott Square



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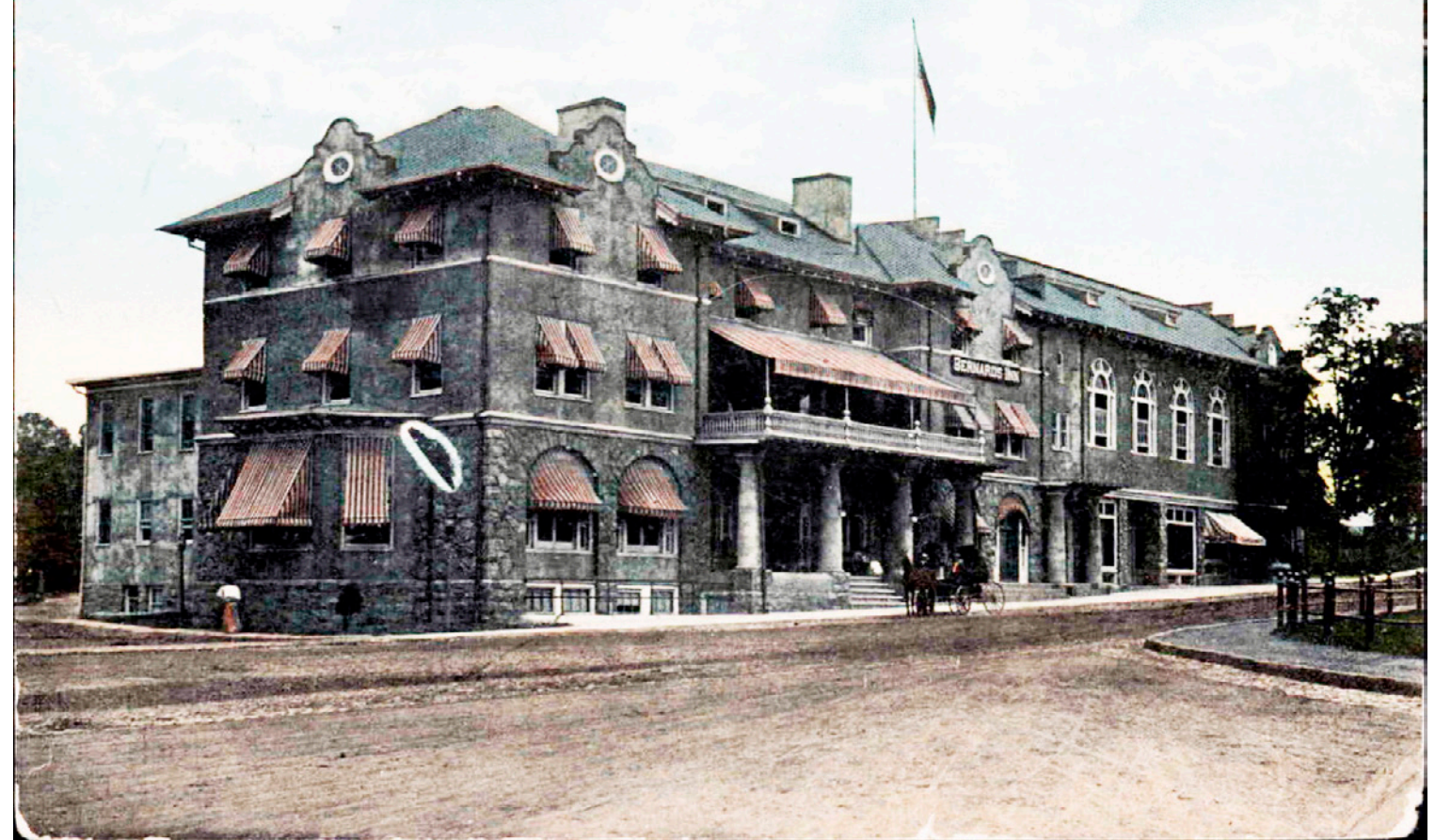


Historic Bernardsville & Project Precedent

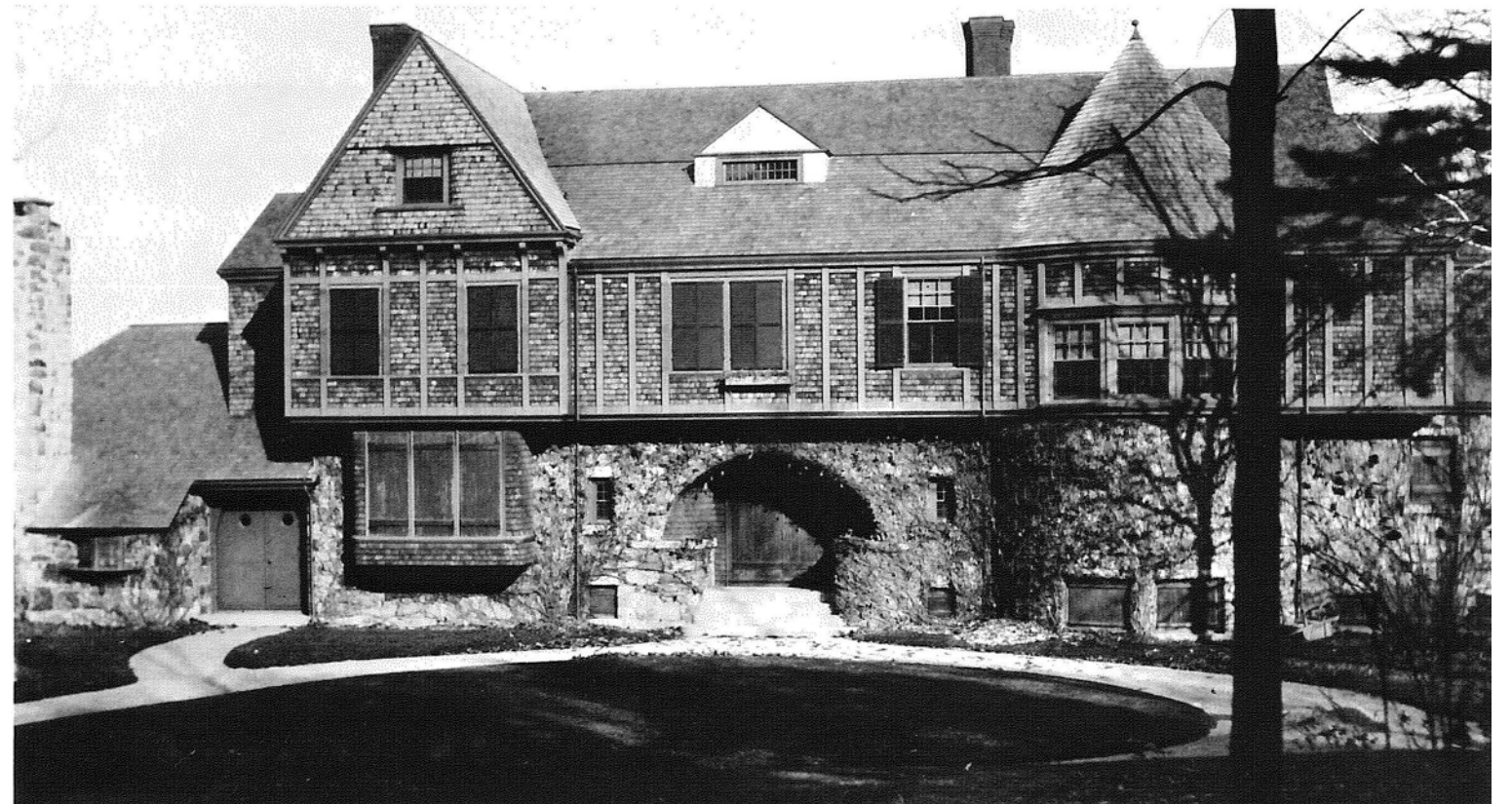
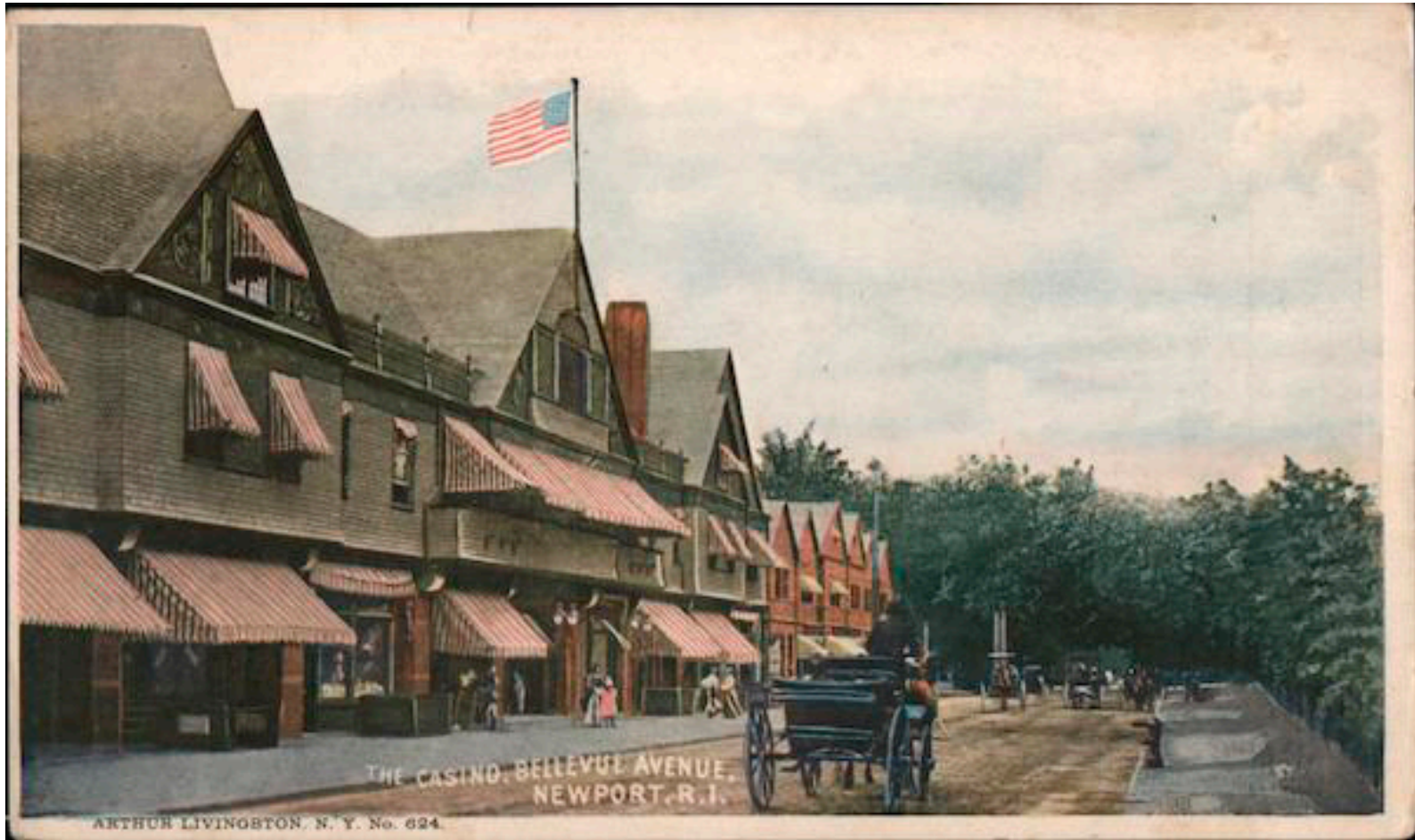
Old Stone Hotel Est. 1849, Bernardsville, N. J.



Bernards Inn, Bernardsville, N. J.





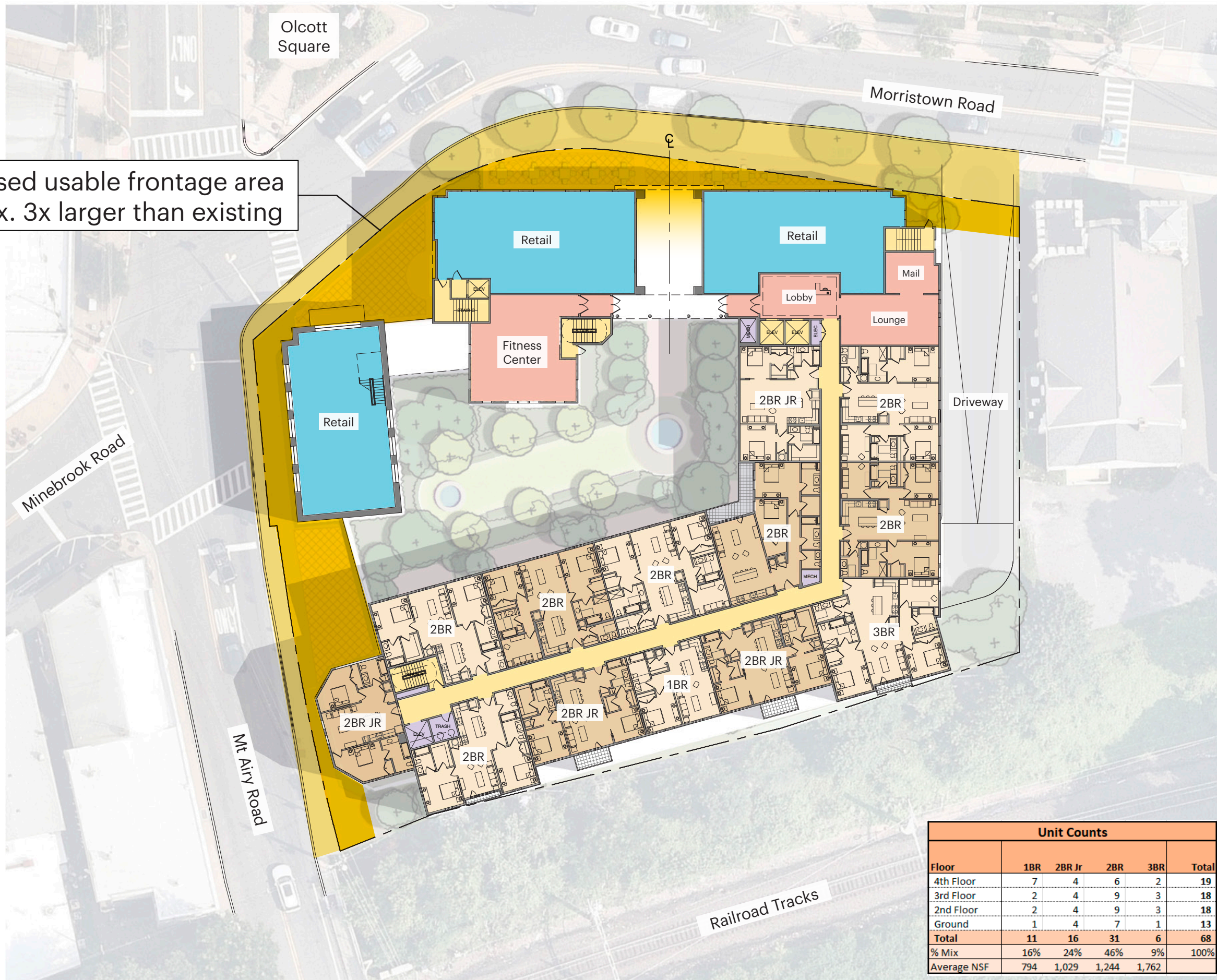


Proposed Design



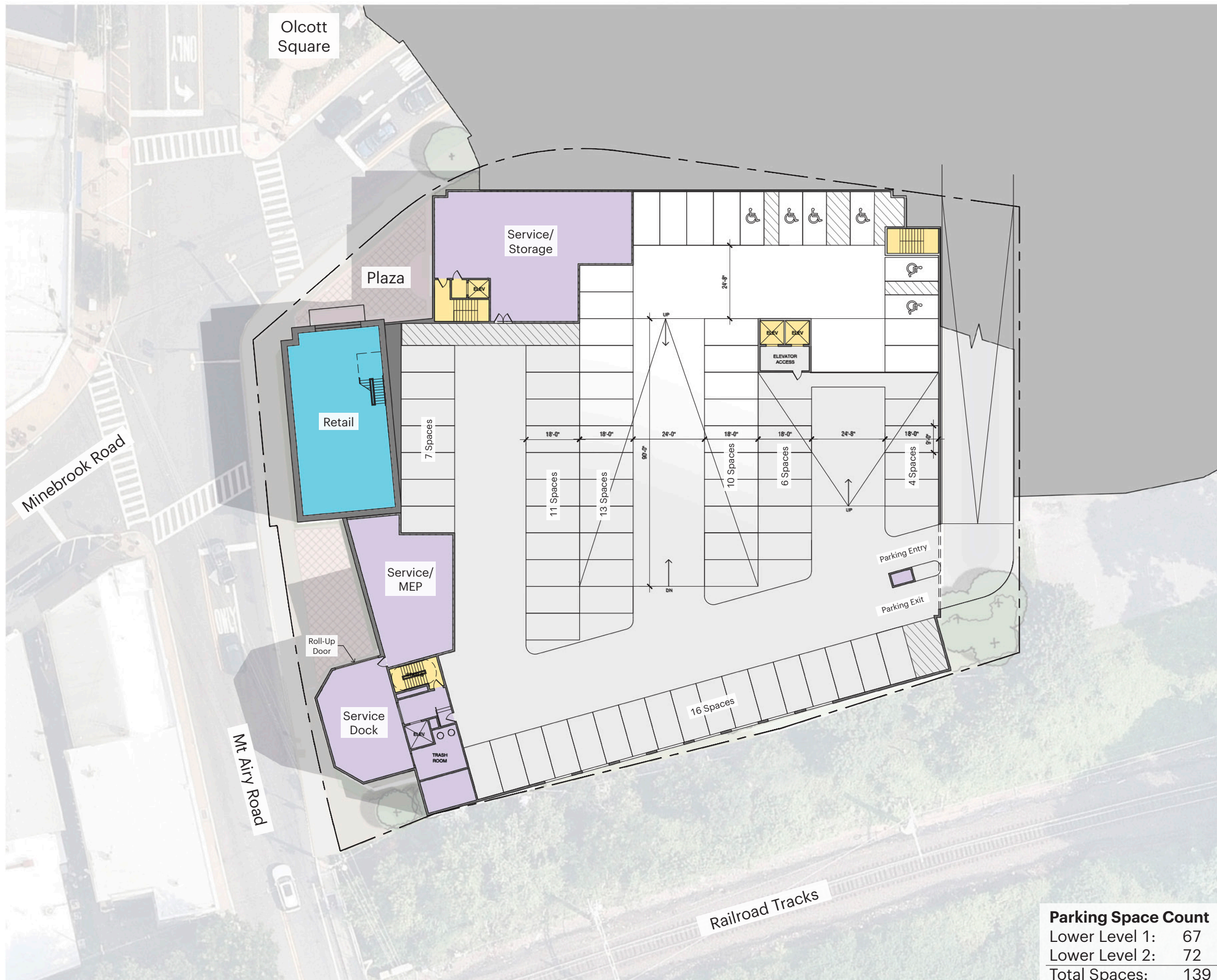
Unit Counts					
Floor	1BR	2BR Jr	2BR	3BR	Total
4th Floor	7	4	6	2	19
3rd Floor	2	4	9	3	18
2nd Floor	2	4	9	3	18
Ground	1	4	7	1	13
Total	11	16	31	6	68
% Mix	16%	24%	46%	9%	100%
Average NSF	794	1,029	1,244	1,762	

Proposed usable frontage area approx. 3x larger than existing



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