



City of New Brunswick Redeveloper Designation Application

Redevelopment Area Name		New Redmond II Redevelopment Plan 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, appx. 217,000 sf office building with associated site improvements. The County of Middlesex is the intended user. The building would be occupied by various County departments.		
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		The Project will be privately financed through the issuance of tax-exempt debt. Enclosed is 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		\$175,000,000
Estimated Time Schedule for Start and Completion of the Project		Construction Commencement: Q2 2026 – Q3 2026; Construction Duration: 24 – 36 months
Provide Architectural and Engineering Plans to document the following:		
	Non-Residential Projects	• Site Plan showing : ○ Site layout ○ Parking ○ Site traffic circulation ○ Pedestrian circulation • Floor Plans • Architectural Elevations • Landscaping Plan • Signage
	Residential Projects	• Site Plan showing : ○ Site layout ○ Parking ○ Site traffic circulation ○ Pedestrian circulation • Floor Plans showing: ○ Bedroom size and distribution • Architectural Elevations • Landscaping Plan • Signage



CORPORATE OFFICE
111 MAGEE AVENUE
LAVALLETT, NJ 08735



Jarmel Kizel

ARCHITECT & ENGINEERING
4000 J. J. KIZEL DRIVE
MIDDLESEX, NJ 08901
TEL: 732.244.4444
WWW.JKIZEL.COM

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	2024-12-04	FOR NEMA MEETING	JK
2.	2025-10-31	FOR NEMA MEETING	JK

REVISION

NO.	DATE	DESCRIPTION	INT.
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PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

REINHOLD A. JARMEL, PE

BRADY H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRELES, RA

JEREMY S. BOYER, RA

ANDREW B. KIZEL, AIA, PP

KEVIN J. KIZEL, PE

SHARON CHANDLER, RA

THOMAS B. DEWEESE, PE

ANDREW B. KIZEL, AIA, PP

ANTHONY J. FACHINO, PE, PLS, PP

GERARD P. GEDARA, PE

JONATHAN K. KIZEL, AIA

KAROLINA POPA-KIZEL, AIA

KEVIN K. KIZEL, AIA, PP

SHAWN J. SCHWARTZ, AIA

STEPHEN A. VAZ, PE

Project
NEW STREET REDEVELOPMENT
AST
NEW STREET
NEW BRUNSWICK, NJ 08901
MIDDLESEX COUNTY

Project Number
AST22-096

Scale
1/8" = 1'-0"

Drawn By
KM/EM

Approved By
MBJ

Drawing Name
FIRST FLOOR PLAN

Drawing Number
A-1

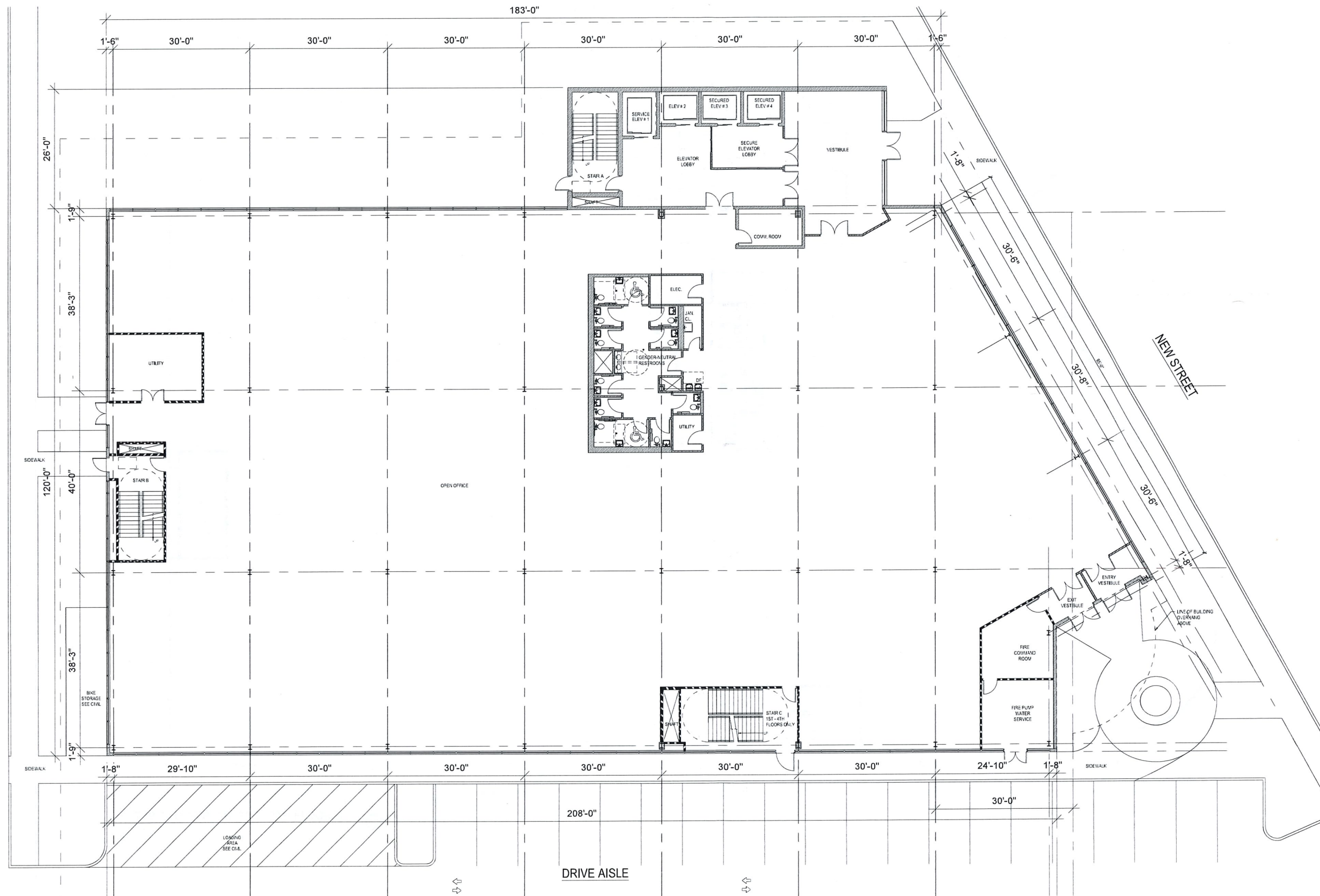
Initial Date
04-23-2022

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA

N:\Users\AST\My Documents\AST22-096 - NEW STREET REDEVELOPMENT\Drawings\AST22-096-A-1 - FIRST FLOOR.DWG KUTVYN ACERENA PLOTTED: 10/11/2025 3:45 PM

REDMOND STREET



FIRST FLOOR PLAN

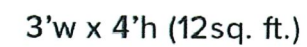
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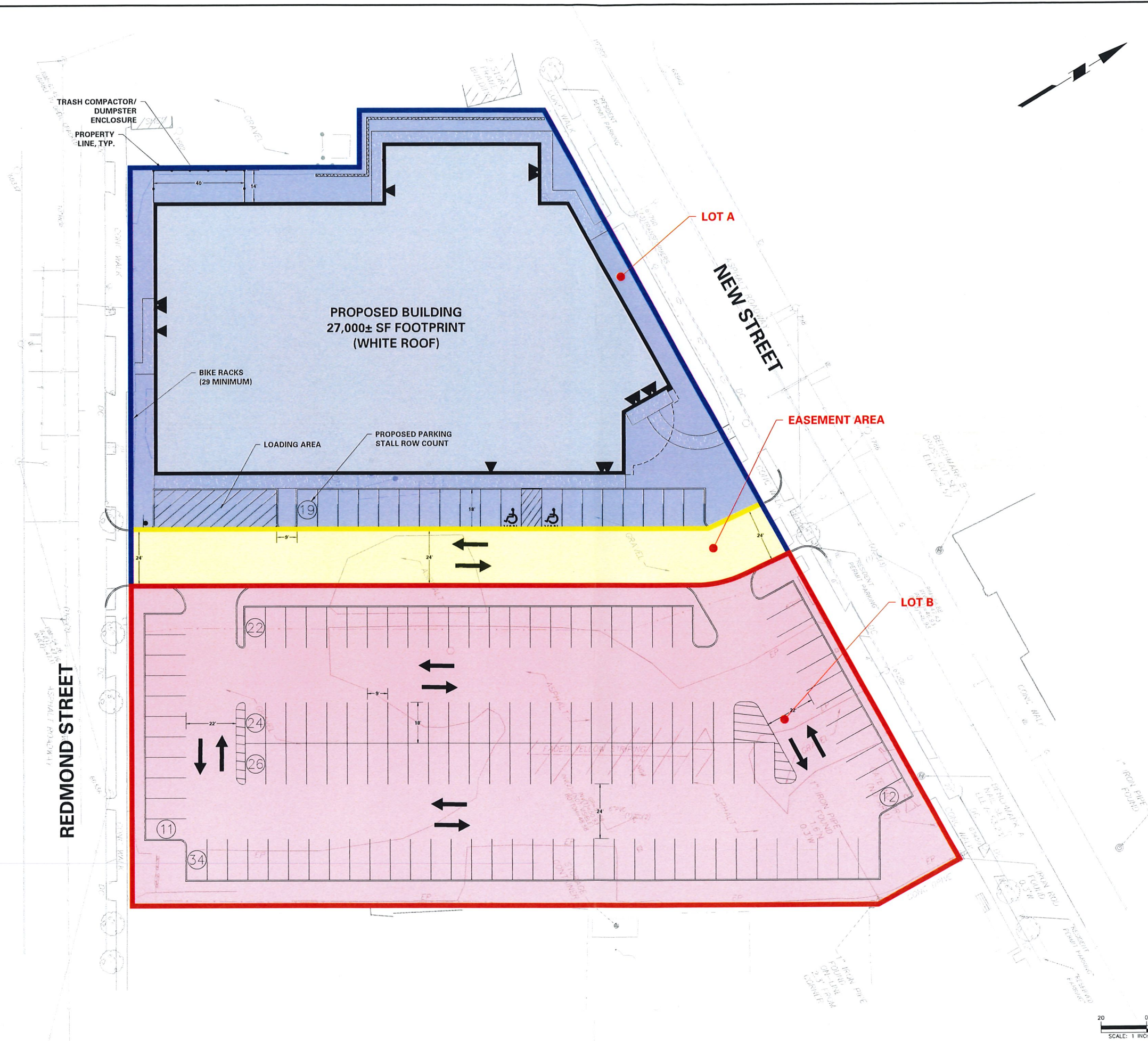






1 MIDDLESEX COUNTY ADMINISTRATION SIGNAGE DETAILS
SCALE: N.T.S.





Date	Description	No.
REVISIONS		
SIGNATURE		DATE SIGNED
CHRISTIAN M. ROCHE		
PROFESSIONAL ENGINEER		
NJ LIC. No. 24GE04988100		
LANGAN Langan Engineering and Environmental Services, Inc. 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27998400		
Project		
AST - NEW STREET		
BLOCK No. 144, LOTS 14.01, 16-19, 20.01, 37-44		
CITY OF NEW BRUNSWICK		
MIDDLESEX COUNTY		NEW JERSEY
Drawing Title		
SITE PLAN		
Project No.	Drawing No.	
130193901	SK-1	
Date	9/18/2025	
Drawn By	WRB	
Checked By	CMR	
Sheet 1 of 1		





Date	Description	No.
REVISIONS		

SIGNATURE: CHRISTIAN M. ROCHE
PROFESSIONAL ENGINEER NJ Lic. No. 24GE04988100
DATE SIGNED:

LANGAN
Langan Engineering and
Environmental Services, Inc.
1 University Square Drive, Suite 110
Princeton, NJ 08540

T: 609.282.8000 F: 609.282.6001 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA37926400

Project
AST - NEW STREET
BLOCK No. 144, LOT Nos. 14.01, 16-19, 20.01, 22.01, 37-44
CITY OF NEW BRUNSWICK
MIDDLESEX COUNTY NEW JERSEY
Drawing Title

SITE AERIAL

Project No. 991000118	Drawing No. SK-01
Date 12/12/2024	
Drawn By DJD	
Checked By CMR	Sheet 1 of 1



RAILROAD AVE

BAYARD STREET

NEW STREET

PROPERTY
LINE, TYP.

REDMOND STREET

TOWNSEND STREET

JOYCE KILMER AVE



Date	Description	No.
REVISIONS		

SIGNATURE DATE SIGNED
CHRISTIAN M. ROCHE
PROFESSIONAL ENGINEER NJ Lic. No.
24GE04988100

LANGAN

Langan Engineering and
Environmental Services, Inc.
1 University Square Drive, Suite 110
Princeton, NJ 08540

T: 609.282.8000 F: 609.282.8001 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

AST - NEW STREET

BLOCK No. 144, LOT Nos. 14.01, 16-19, 20.01, 22.01, 37-44
CITY OF NEW BRUNSWICK

MIDDLESEX COUNTY NEW JERSEY

Drawing Title

SITE AERIAL

Project No. 991000118	Drawing No. SK-01
Date 1/16/2025	
Drawn By DJD	
Checked By CMR	
	Sheet 1 of 1



Parking
Authority

106 Somerset Street, 6th Floor
New Brunswick, NJ 08901

(732) 545-3118
Fax (732) 937-9262

December 16, 2004

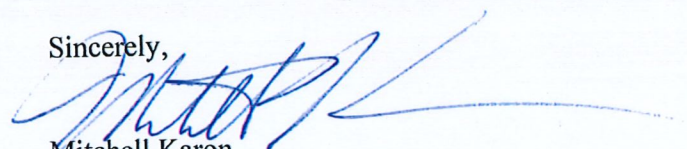
Mr. Robert J. D'Anton
AST New Brunswick, LLC.
111 Magee Avenue
Lavallette, NJ 08735

Dear Mr. D'Anton:

The New Brunswick Parking Authority recognizes the parking demand that the proposed project AST-New Street will produce. Based on this potential parking demand from the project and the current and historical parking usage at the New Street Parking Garage, the NBPA can offer you up to 149 monthly access cards at market rate to be used by occupants of the building.

Wishing you success on your project and please let me know if the New Brunswick Parking Authority can be of additional assistance.

Sincerely,


Mitchell Karon
Executive Director



DISCLOSURE OF OWNERSHIP

AST New Brunswick, LLC, a New Jersey limited liability company, is managed by A.S.T. Development Corp. (a New Jersey corporation) and owned by:

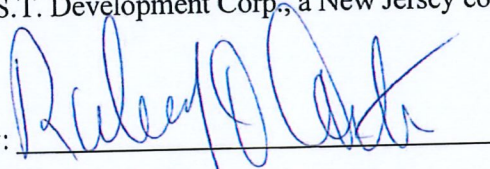
List of names and addresses of individuals with 10% or more interest in the LLC:

Robert J. D'Anton
111 Magee Avenue
Lavallette, NJ 08735

Charles Conzentino
225 River Street
Hoboken, NJ 07030

MANAGER:

A.S.T. Development Corp. a New Jersey corporation

By: 

Print Name: Robert J. D'Anton

Title: President



est.

Robert J. D'Anton President

PROFESSIONAL AFFILIATIONS:

Chairman of the Board New Jersey
Lottery Commission

Robert has been a participant in the real estate industry since 1975. An electrician by-training, prior to forming A.S.T. Development Corp. in 1985, Robert gained valuable experience in the construction industry as an expeditor for a large electrical contractor. Robert subsequently spent two years with bellweather property valuation firm Affiliated Realty Services. Upon forming AST, Robert focused the company's resources on both single-family development and commercial general contracting. This dual track approach laid the foundation for AST's eventual pivot to investment in conventional and affordable multifamily housing and student housing, as well as third party development for public and corporate clients. Under Robert's leadership, AST's investment portfolio extends to 18 states and several billion dollars in transaction volume. Drawing on his previous experiences to entitle, construct, and manage, Robert continues to oversee AST's investment decisions and strategic planning and provides significant contributions in such areas as design and land use approvals.

Shane Soranno Director

Shane is responsible for all operational activities pertaining to AST's real estate portfolio, including acquisition underwriting, development feasibility, construction oversight, and asset management. Since joining AST in 2006, Shane has participated in a wide range of projects across various asset classes. Shane's responsibilities extend to oversight of AST's affiliated direct lending companies, specifically the origination of new business, underwriting, and management of the loan servicing department.

Christian D. Shields Director

Christian has been active in the fields of finance, law, and real estate for over 25 years, including acquisitions, developments, and recapitalizations using private and institutional capital sources involving over \$3.0 billion. Christian is a co-founder of an AST affiliate, CR Capital Ventures, which acquired or developed over 10,000 units/beds in multifamily and student housing properties throughout the Southeast. Christian also served as a partner in the Atlanta office of Greenberg Traurig, LLP, a leading international law firm, and as a Senior Vice President with Wachovia Bank. Christian provides oversight of the legal and financing activities of AST.

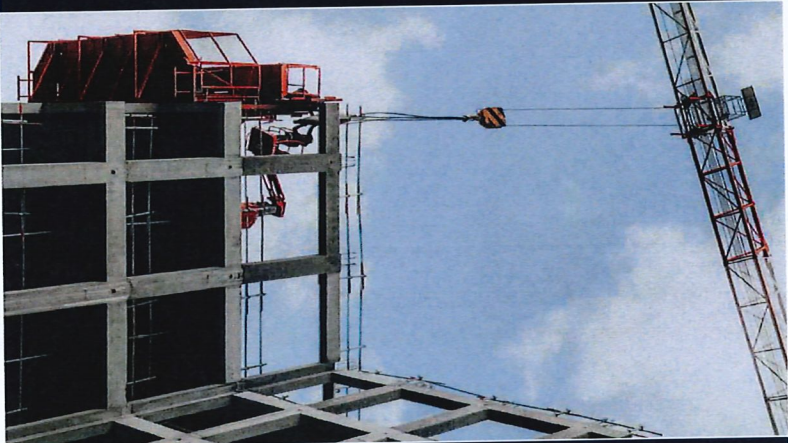


Build Your Future.

AST is involved in various sectors within the real estate industry, functioning as a developer, investor, landlord, broker, operator, and owner. We got our start over 35 years ago as a homebuilder and general contractor, and since then have managed to create unique opportunities for ourselves and others - growing the scope and scale of our ventures while maintaining our original commitment to quality and value.

Experience Is Our Foundation.

An impressive portfolio and *track record* of *success* uniquely positions us as developers who also lead the way in finance and realty.



Development & Investment

At its core, AST is a real estate development and investment company, which has been successful in the acquisition, development, repurposing, and long-term ownership of numerous properties over a wide range of asset classes. AST and its affiliates specialize in creating value through both the entitlement process and implementation of operating efficiencies.

Lending

AST Financial, the real estate debt platform of AST, offers sponsors with flexible, creative, and immediate financing solutions. AST Financial originates senior loans and preferred equity investments for primarily residential and mixed-use construction projects. Drawing on over 35 years of investment experience and over \$500 million worth of transaction activity, our direct lending platform allows us to address financing needs that may not align with traditional or larger institutional lenders.

Third Party Development

Our group of development and construction professionals provides inventive and adaptable financial, construction and maintenance solutions for both corporate and public clients. Notable clients include the former investment banking firm Bear Stearns and Company, Mobil Oil, FWD/Barnabas, Union County Improvement Authority, and the New Brunswick Parking Authority.

We provide flexible and tailored turnkey solutions that engage our clients throughout the entire process. By doing so, we not only reduce the project timeline but minimize capital and occupancy costs, ensuring that value is optimized for all stakeholders.

Realty

AST Realty is a unique residential brokerage model that offers the homebuilder community comprehensive services designed to add value at every stage of the process. Leveraging AST's nearly four decades of development and financing experience, agents are trained to identify and evaluate opportunities for their builder clients. This concierge-style model provides homebuilders with an unmatched end-to-end realty experience powered by an on-the-ground presence in its target markets, access to creative financing solutions through AST Financial, value engineering services and tailored marketing campaigns.

A Rich History.

We've been growing the block. After decades spent expanding our offering and knowledge of the marketplace, we take special care never to forget where we came from. Our past successes inform our future plans and we wouldn't be where we are without everything we've seen and done.

How It Started

Founded in 1985, we made our beginning building and developing projects that quickly grew in scope and scale. Nearly 40 years later we are still at it with no signs of slowing down.

1985

Incorporated on May 10, 1985, A.S.T. Development Corp. secured its first project as a general contractor—a 60,000 sq. ft. expansion and renovation in Springfield, NJ, for Data Systems, Inc. This pivotal project coincided with the completion of our first single family home, one of 700 homes constructed by the company.

1987

Spanning nearly two decades, our partnership with the renowned investment banking firm Bear Stearns & Co. began in 1987 with the addition and renovation of a 90,000 sq. ft. facility. The successful completion of this project marked a pivotal turning point for AST, transforming us from a general contractor into a developer and design-builder. This collaboration ultimately culminated in the development of a 600,000 sq. ft. campus, primarily dedicated to data center space, which was completed in 2002.

1999

We successfully transitioned from being third-party contractors and homebuilders to becoming active commercial real estate developers and investors, with a portfolio of significant projects in Whippany, Plainfield, New Brunswick, and Toms River, New Jersey.

2010

The closing of AST's first out-of-state investment with the acquisition of a 1MM sq. ft. industrial park in Wilmington, OH. This started a nearly decade long run of out-of-state investment with a focus on multifamily and student housing throughout the southeast United States.

2012

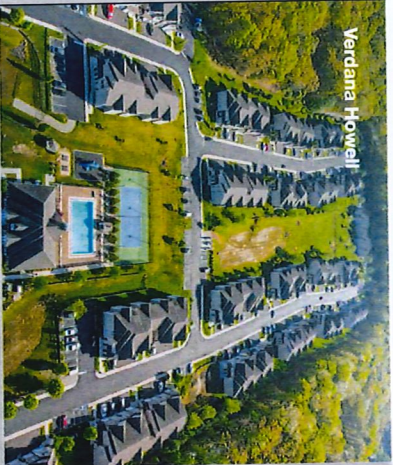
AST Financial was founded in the aftermath of the Great Financial Crisis to meet the unique needs of the homebuilding community in the N.J./N.Y. metro market. Recognizing the gap left by traditional lenders, AST Financial stepped in with dedicated, discretionary capital to provide flexible and timely financing solutions. By offering tailored funding where conventional banks hesitated, AST Financial became a trusted partner to homebuilders, enabling them to navigate complex projects and capitalize on opportunities in a recovering market.

2025

In 2025, A.S.T. Development Corp. celebrates its 40th anniversary, marking four decades of success and evolution in the real estate industry. Over the years, we have grown and diversified across all lines of business, from residential and commercial development to real estate investment and property management. Our portfolio continues to expand, driven by strategic acquisitions, innovative projects, and long-term partnerships. Looking ahead, we are well-positioned for continued growth, and our 40th anniversary serves as a testament to the enduring strength of our company and our ability to adapt and thrive in a dynamic market.

Engineered For Value.

We approach every project—big or small—with a commitment to delivering the highest quality results on time and within budget. What sets us apart is our ability to provide customized solutions tailored to the unique needs of each site, ensuring that every detail aligns with our clients' original vision. Our team of dedicated development professionals works closely with a network of trusted partners, coordinating seamlessly to bring each project to life. Driven by determination and a relentless pursuit of excellence, we are equipped to overcome any challenge and push the boundaries of what's possible.



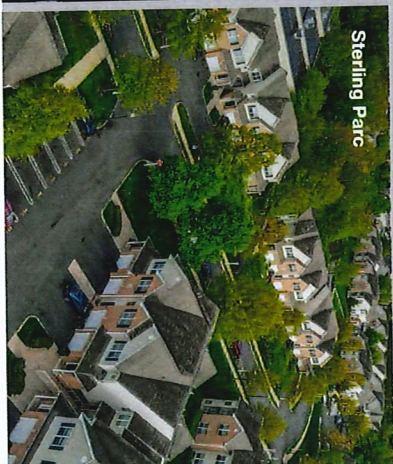
Verdana Howell



Net Lease Property



Bear Stearns
Corporate Park



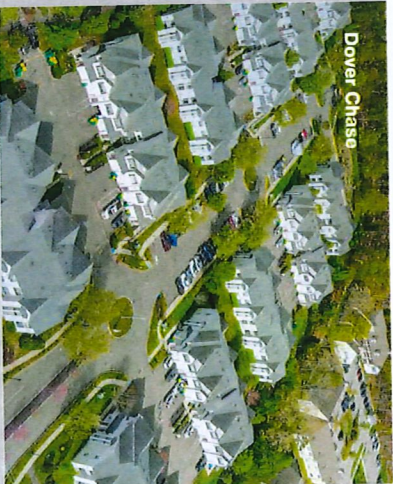
Sterling Parc

Featured Projects

A selection of our greatest achievements provides proof that AST's vision is matched only by our output.

We have seen and worked with it all, from corporate and medical offices to mission-critical technology facilities, parking structures, retail, governmental, industrial, and institutional projects, as well as single and multi-

family residential developments. This scope of work allows us to combine an umbrella of development and investment experience under one roof.



Dover Chase



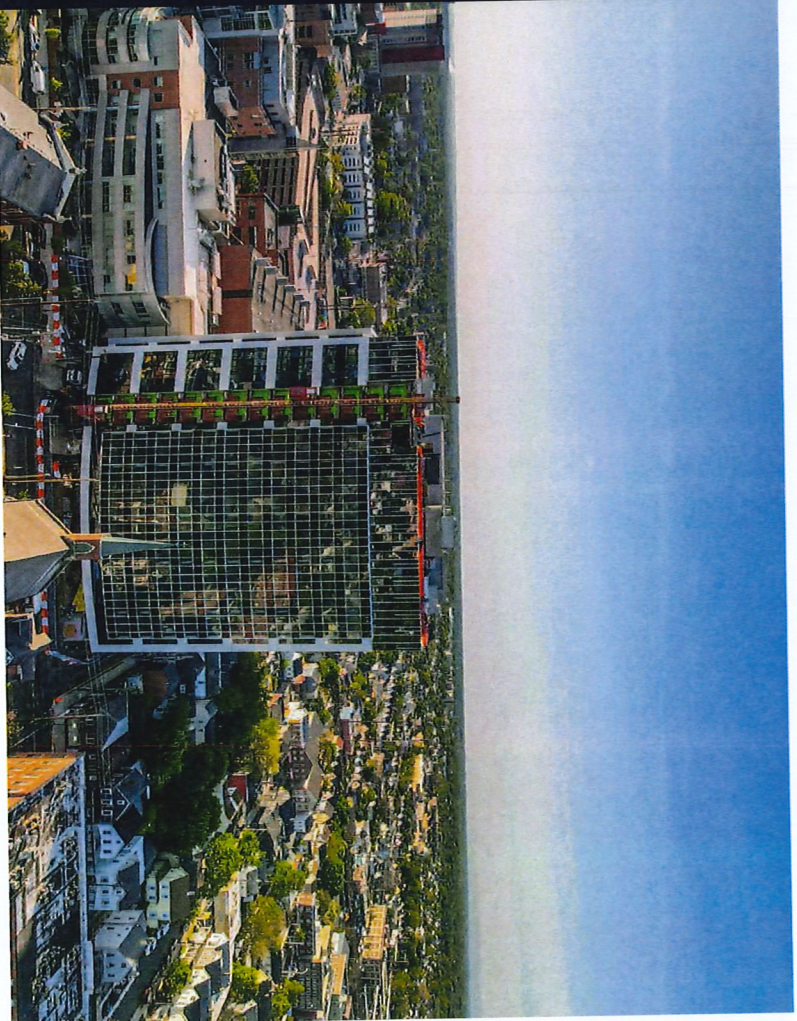
Wilmington Commerce Park

RWJUH Ambulatory Medical Pavilion

210 Somerset Street, New Brunswick, New Jersey
Medical Office | 228,000 sq. ft. | 2025 Completion

Located in the heart of New Brunswick's medical district, this 15-story medical office building is built-to-suit and master leased to Robert Wood Johnson University Hospital. The 228,000 sq. ft. facility will support existing hospital operations, as well as new hospital functions, expand and modernize exam rooms and provide

additional offices for existing and new physicians. The building has a fourth-floor vestibule and bridge connection to the inside of the Children's Specialized Hospital, as well as a future connection to the adjacent public parking garage.



REVA Rahway

1245 Main Street, Rahway, New Jersey
Residential | 219 Units | 2020 Completion

This luxury collection of residences is changing the face of Rahway bringing spacious living, unparalleled amenities and a level of convenience and accessibility you have to experience to believe. With a selection of studio to two-bedroom homes only minutes from the train station, REVA Rahway delivers something

to everyone. This residential exclusive is steeped in contemporary design, state-of-the-art appointments, a wealth of resident amenities, expansive outdoor courtyard space, covered and secure parking, and gorgeous views of the Rahway River.

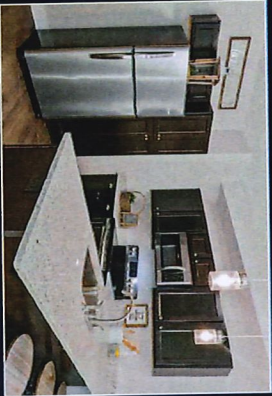
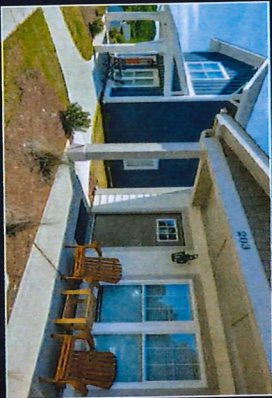


Tiger Towne Farmhouse

113 Robinson Street, Clemson, South Carolina
Student Housing | 231 beds | 2018 Completion | 2020 Disposition

Located just one mile from the University of Clemson, these charming cottages feature two bedrooms, two bathrooms, and an open floor plan with rustic farmhouse finishes. Students enjoy

countless indoor and outdoor amenities including clubhouse with study lounge, coffee bar and fitness center, pool, sand volleyball court, hammock garden, putting green and walking trail.



Metro Rahway

1420 Campbell Street, Rahway, New Jersey
Residential | 116 Units | 2015 Completion

Metro Rahway sets a new standard for rental residences in New Jersey. Located across from the Rahway train station, the community of 116 luxury apartments brings the world to residents' doorsteps. Metro Rahway's proximity to the train station, which

serves NJ Transit's North Jersey Coast and Northeast Corridor lines, provides residents with an effortless, single seat, 40-minute commute to New York City.



10 Plum Medical Office Building

Case Study

10 Plum Street, New Brunswick, New Jersey
Medical Office | 125,000 sq. ft. | 2008 Completion

10 Plum is a nine-story, 125,000 square foot medical office building built-to-suit and master leased to Robert Wood Johnson University Hospital (RWJUH). Nominated by New Brunswick Mayor James M. Cahill, 10 Plum received a Good Neighbor Award by New Jersey Business and Industry. The building is home to a nationally recognized Ambulatory Surgical Pavilion — a state-of-the-art,



13,000-square-foot same-day surgery center. It features four operating rooms, one procedure room, a 10-bed post-anesthesia care unit as well as a 13-bed pre- and post-operative area. The multi-specialty center offers general, gynecological, vascular, plastic, podiatric, and retina-vitreous surgery, as well as pain management, and endoscopy procedures.



Park Madison

200 W Front Street, Plainfield, New Jersey
Mixed-Use | 125,000 sq. ft. + 360-space garage | 2006 Completion | 2021 Disposition

Park Madison is a transformative public-private redevelopment project situated in the Transit Village District of Plainfield, NJ. Spanning a city block, the development features a 100,000-square-foot county administration building, a 380-space parking garage, a

vibrant public plaza, and two freestanding retail buildings totaling 25,000 square feet. As a catalyst for economic growth, Park Madison has become a key anchor for revitalization in the city, fostering new opportunities for businesses and residents alike.



Lending

Beyond its primary business of real estate development and investment, AST operates affiliate companies in the lending industry. AST Financial, the real estate debt platform of AST, offers sponsors creative financing solutions. AST Financial and its affiliate lending company, SummitCapital Partners, LP, originate senior loans and preferred equity investments for primarily residential and mixed-use construction projects.

AST specializes in short-term, secured lending for small and medium-sized real estate

operators – businesses that are often overlooked by traditional commercial banks. Our clients typically fall into two categories: experienced developers and homebuilders seeking financing for acquisitions, remediation, site improvements, or construction, and qualified owner/operators in need of bridge financing. A key point of pride for AST is that a large portion of our loan portfolio consists of repeat borrowers, a testament to the trust and lasting relationships we've built.



Realty

A tailored approach that combines deal sourcing and brokerage services, with the option for financing, into one comprehensive system that has proven to work. Our direct transactional experience in new construction, deal sourcing, and resale representation uniquely positions us to help you navigate every aspect of an evolving market.



1-800-368-2265

ast.

Ast-RE.com
@AstRealEstate



Corporate Office

732.854.9080
111 Magee Avenue
Lavallette, NJ 08735

Realty Office

732.854.9080
4 Community Place, Suite A
Madison, NJ 07940



Jarmel Kizel
 412.264.1333
 jkizel@jarmelkizel.com
 www.jarmelkizel.com
 No child abuse
 background
 investigation
 background checks
 background checks for
 employment

ISSUE		
NO.	DATE	DESCRIPTION
1	20-06-2008	100000 INR TO A/C OF P.D.
2	27-06-2008	100000 INR TO A/C OF P.D.

DATE	DESCRIPTION	PAY.
	REVISION	

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

PRINCIPALS
 Mrs. [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear] [unclear]
 [unclear] [unclear] [unclear] [unclear]

Project	NEW STREET REDEVELOPMENT AST	
Project Number	NEW STREET NEW BRUNSWICK, NJ 08901 MIDDLESEX COUNTY	Scale 1/8" = 1'-0"

Drawn By	Approved By
KUMAR	MBU
Drawing Name	

A-1

19 and 2015 04-13-2022

FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

REDMOND STREET



① MAIN ENTRANCE RENDERING
SCALE: N.T.S.

ast.

CORPORATE OFFICE
1000 WEST 10TH AVENUE
LAUREL, MD 20646



Jamel Kizel
ARCHITECT
1000 WEST 10TH AVENUE
LAUREL, MD 20646
TEL: 410-326-1000
WWW.JAMELKIZEL.COM

ISSUE		
NO.	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMIT

REVISION		
NO.	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMIT

PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

ARCHITECTS & ENGINEERS
1000 WEST 10TH AVENUE
LAUREL, MD 20646
TEL: 410-326-1000
WWW.JAMELKIZEL.COM

PROJECT
NEW JAIL FACILITY DEVELOPMENT
AST
1000 WEST 10TH AVENUE
LAUREL, MD 20646
TEL: 410-326-1000
WWW.JAMELKIZEL.COM

DESIGNED BY
JAMIEL KIZEL
ARCHITECT

ENTRANCE RENDERING

A-3

DATE: 01/15/2025

ARCHITECT: JAMIEL KIZEL

1000 WEST 10TH AVENUE
LAUREL, MD 20646
TEL: 410-326-1000
WWW.JAMELKIZEL.COM



1 NEW STREET RENDERING
SCALE: N.T.S.



ISSUE			REV
DATE	DESCRIPTION	BY	CHK

REVISION			REV
DATE	DESCRIPTION	BY	CHK

PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

ARCHITECTS & ENGINEERS
JAMEL KIZEL ARCHITECTS & ENGINEERS
10000 W. 10TH AVE. SUITE 1000
DENVER, CO 80202-1500
TEL: 303.733.1111
WWW.JKAE.COM

PROJECT: NEW STREET REDEVELOPMENT
ARCHITECT: JAMEL KIZEL ARCHITECTS & ENGINEERS
LOCATION: NEWARK, NEW JERSEY
COUNTY: MIDDLESEX COUNTY
PROJECT NO.: JKAE-2015-006
DATE: 01/22/2016
DRAWN BY: KJL/JB
CHECKED BY: MJL
SCALE: 1/8" = 1'-0"

NEW STREET RENDERING

A-4

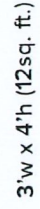
DATE: 01/22/2016

ARCHITECT: JAMEL KIZEL

10000 W. 10TH AVE. SUITE 1000



1 MIDDLESEX COUNTY ADMINISTRATION SIGNAGE DETAILS
SCALE: N.T.S.



ARCHITECT OF RECORD
MATTHEW B. JARMEL AIA MBA
100 N. FINE ST.

EXHIBIT B

