

190 River Road | Summit, New Jersey



May 29, 2025

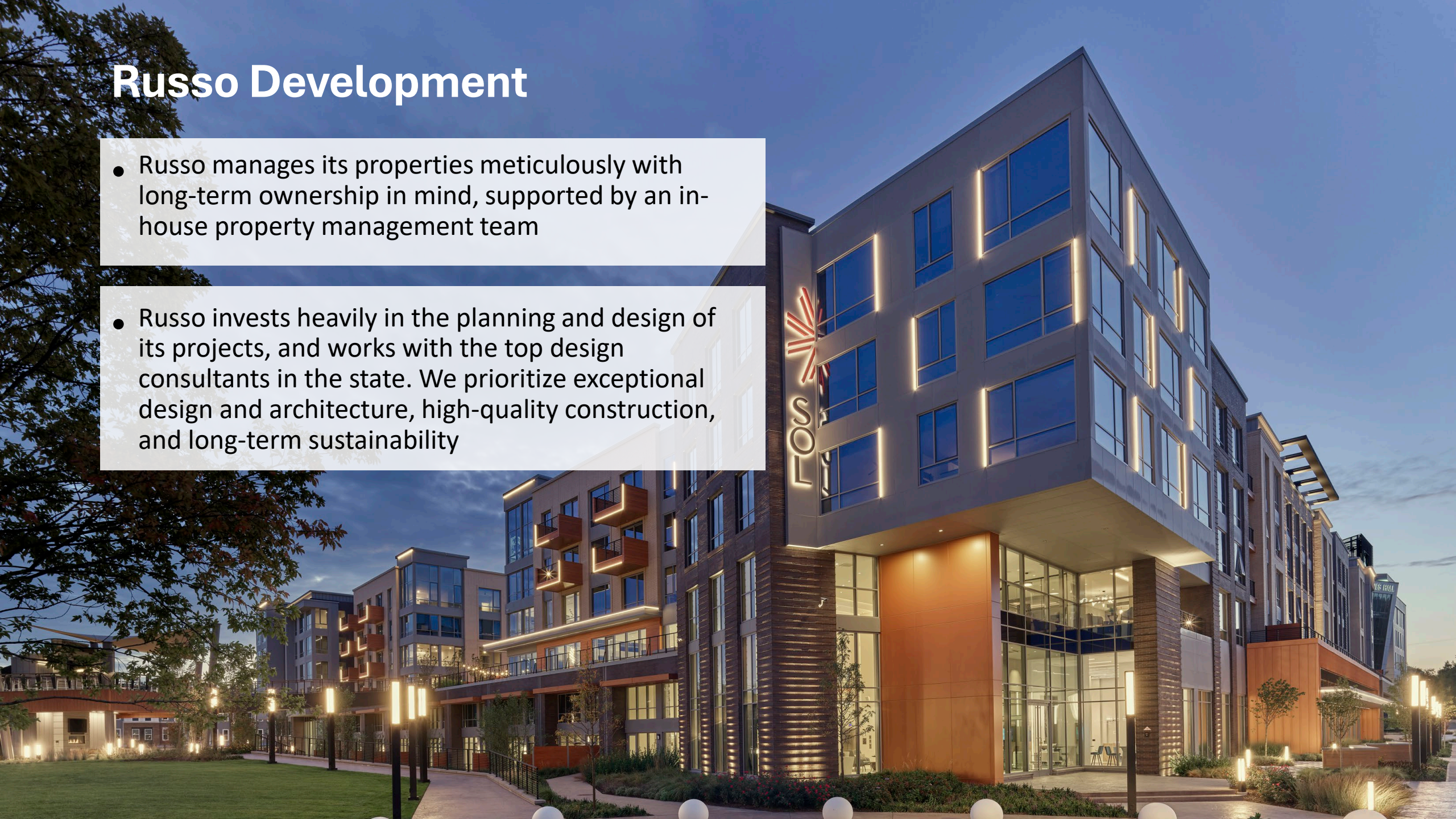
Russo Development



- Russo is a second generation family-owned development company with deep roots in northern New Jersey, and we take a long-term, generational approach to development
- Russo has completed over 70 high-quality projects in its 56-year history, focusing on detail and excellence
- Russo has a comprehensive in-house team of over 200 employees who manage our developments with full capabilities in planning, architecture, engineering, site excavation, construction, and property management

Russo Development

- Russo manages its properties meticulously with long-term ownership in mind, supported by an in-house property management team
- Russo invests heavily in the planning and design of its projects, and works with the top design consultants in the state. We prioritize exceptional design and architecture, high-quality construction, and long-term sustainability



The Hartley

Project Info:

- Location: 1 Giralda Farms, Madison, NJ
- Project Type/Size: 277 market rate apartments; 26 special needs units
- Completion: Anticipated Q4 2026



Metropark

Project Info:

- Location: 100 Middlesex Essex Turnpike, Woodbridge, NJ
- Project Type/Size: 250,000 S.F. Office; 245 apartments; 10,000 S.F. Retail
- Completion: Anticipated Q1 2026



BMW Headquarters

Project Info:

- Location: 300 Chestnut Ridge Rd, Woodcliff Lake, NJ
- Project Type/Size: 329 apartments; 61 townhomes; 9,000 S.F. Retail
- Completion: Anticipated Q4 2027



Print House

Project Info:

- Location: 160 River Street, Hackensack, NJ
- Project Type/Size: 696 market rate apartments; 45,000 S.F. Retail
- Completion: Q1 2025



Amenities



Amenities



Amenities



Amenities

THE MARKET

TULU



THE CAFE

TULU



Amenities



FITNESS CENTER
Amenities include:
- Cardio equipment
- Strength training equipment
- Group fitness classes
- Personal training
- Locker rooms
- Showers
- Water fountains
- Restrooms
- First aid kit
- Staff assistance

190 River Road | Summit



190 RIVER ROAD

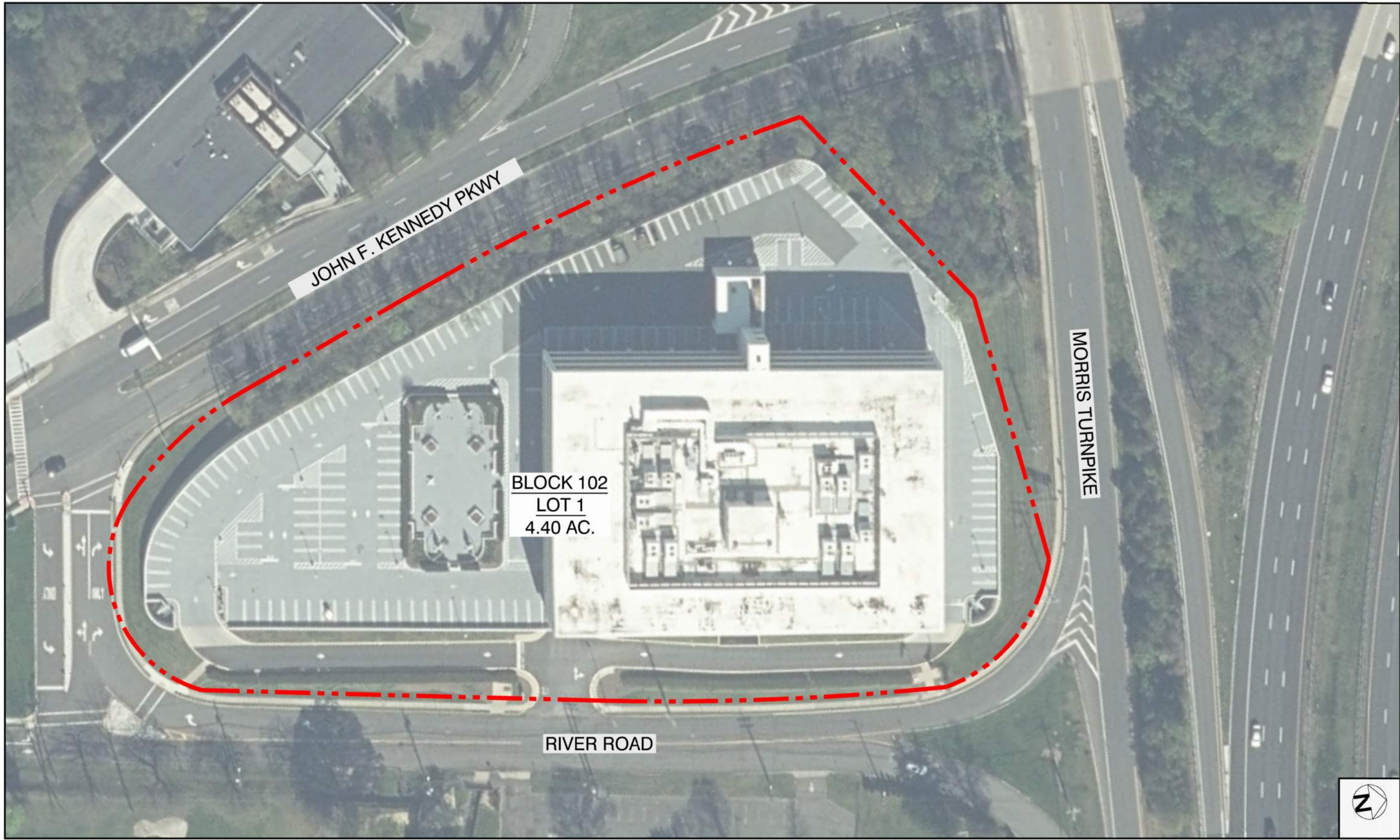
Proposed Redevelopment
Prepared for: City of Summit

May 13, 2025



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PROPOSED RESIDENTIAL AT

190 RIVER ROAD

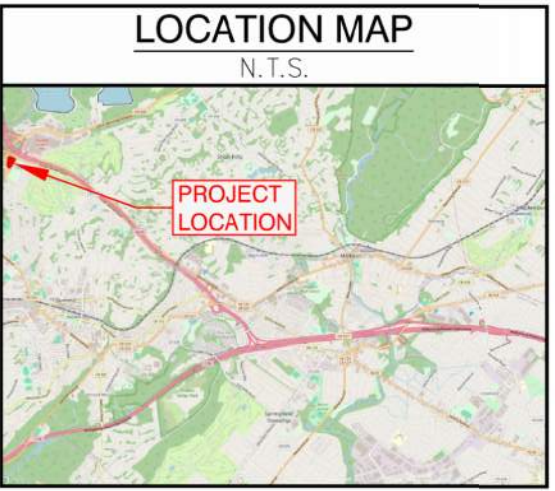
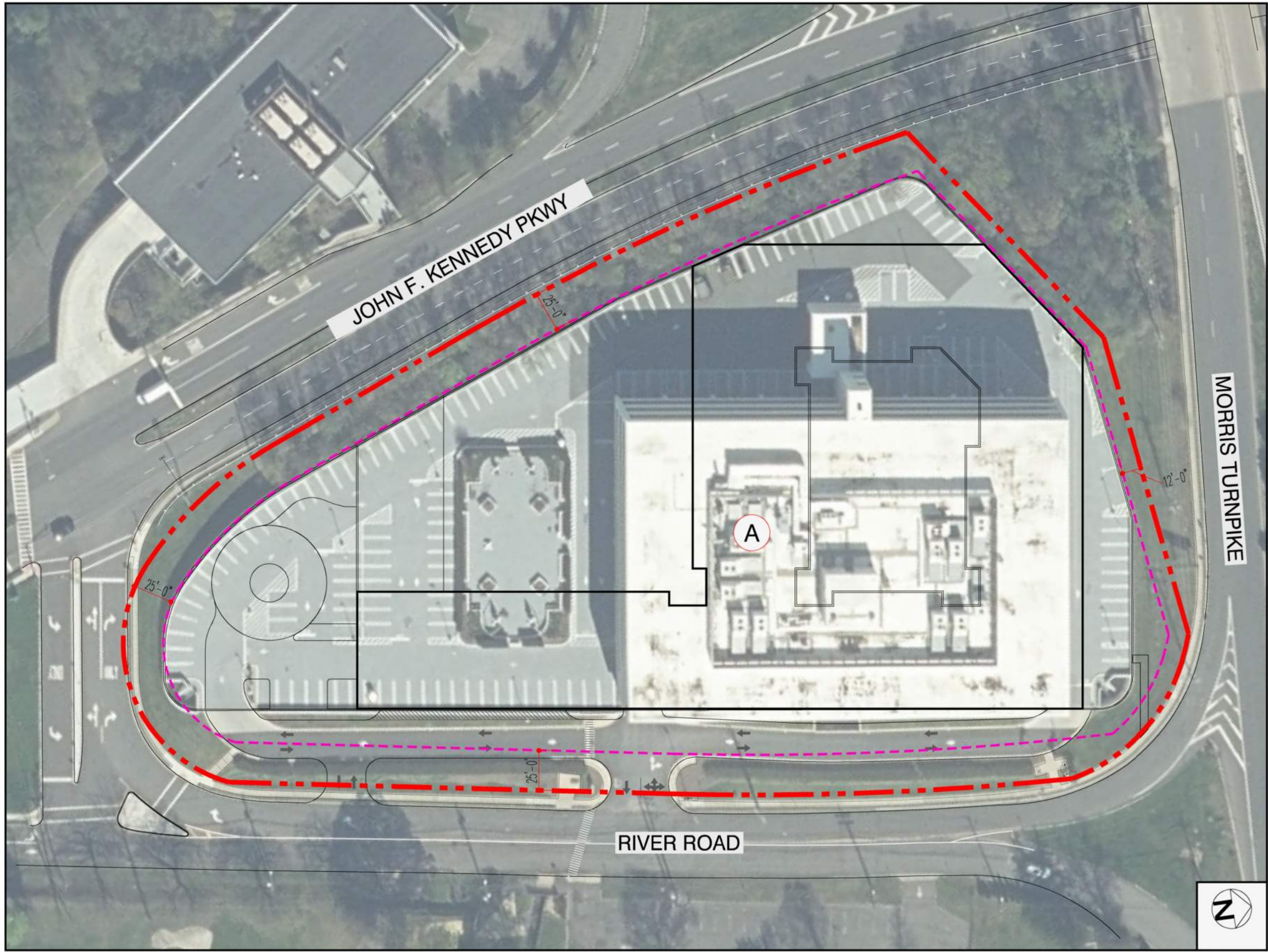
CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

AERIAL

A0.1

Date: 5/13/25

CSP-7



PROJECT DATA

ZONE: RO60 - RESEARCH OFFICE
 BLOCK: 102 LOT: 1
 PROPERTY AREA: 4.40 AC. ±
 191,685 S.F. ±

SETBACKS	REQ'D
FRONT	25 FT.
SIDE	12 FT.
REAR	25 FT.

MAXIMUM HEIGHT: 48 FT./3 STORIES*
 BUILDING COVERAGE (MAX.): 40%
 LOT COVERAGE (MAX.): 65%

*GREEN BUILDING DEVELOPMENT BONUS INCENTIVES ARE AVAILABLE FOR QUALIFYING DEVELOPMENT FOR INCREASES IN DENSITY, LOT COVERAGE, BUILDING HEIGHT AND FLOOR AREA RATIO IN ACCORDANCE WITH 35-9.15.

STUDIO	CIRCULATION
1 BEDROOM UNIT	LEASING OFFICE
2 BEDROOM UNIT	AMENITIES
3 BEDROOM UNIT	UTILITY/MECHANICAL
	STORAGE

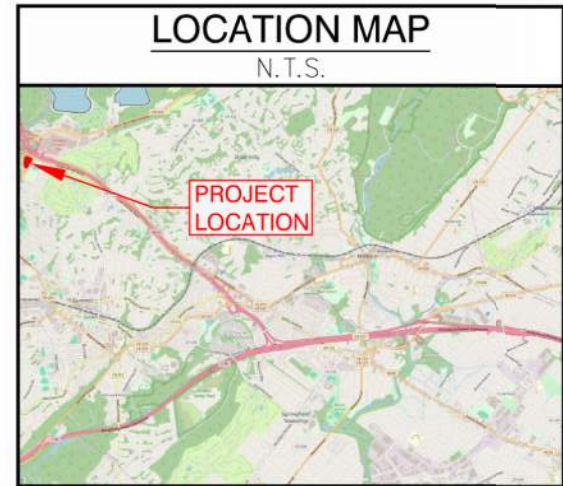
PROPOSED RESIDENTIAL AT **190 RIVER ROAD**

CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

AERIAL SITE OVERLAY **A0.2**

Date: 5/13/25

CSP-7



PROJECT DATA

ZONE: RO60 - RESEARCH OFFICE
 BLOCK: 102 LOT: 1
 PROPERTY AREA: 4.40 AC. ±
 191,685 S.F. ±

MULTI-FAMILY

MARKET RATE	3RD	4TH	5TH	6TH	TOTAL	%
1-BR	12	9	9	9	39	(24.6%)
1-BR+D	3	4	4	4	15	(9.5%)
2-BR	12	13	13	13	51	(32.3%)
2-BR+D	6	8	8	8	30	(19.0%)
3-BR	5	6	6	6	23	(14.6%)
TOTAL	38	40	40	40	158 UNITS	

C.O.A.H.

1-BR	2	2	2	2	8	(20.0%)
2-BR	6	6	6	6	24	(60.0%)
3-BR	2	2	2	2	8	(20.0%)
TOTAL	10	10	10	10	40 UNITS	

TOTAL	48	50	50	50	198 UNITS
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PARKING PROVIDED

SECOND FLOOR	301 SPACES
GROUND FLOOR	349 SPACES
SURFACE	4 SPACES
TOTAL	654 SPACES

(3.30 SPACES/UNIT)

STUDIO	CIRCULATION
1 BEDROOM UNIT	LEASING OFFICE
2 BEDROOM UNIT	AMENITIES
3 BEDROOM UNIT	UTILITY/MECHANICAL
	STORAGE

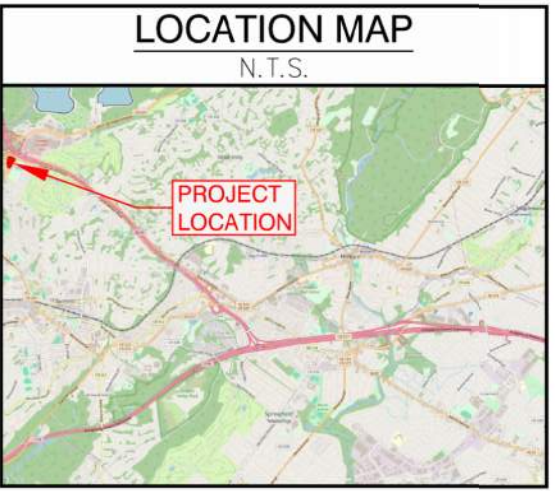
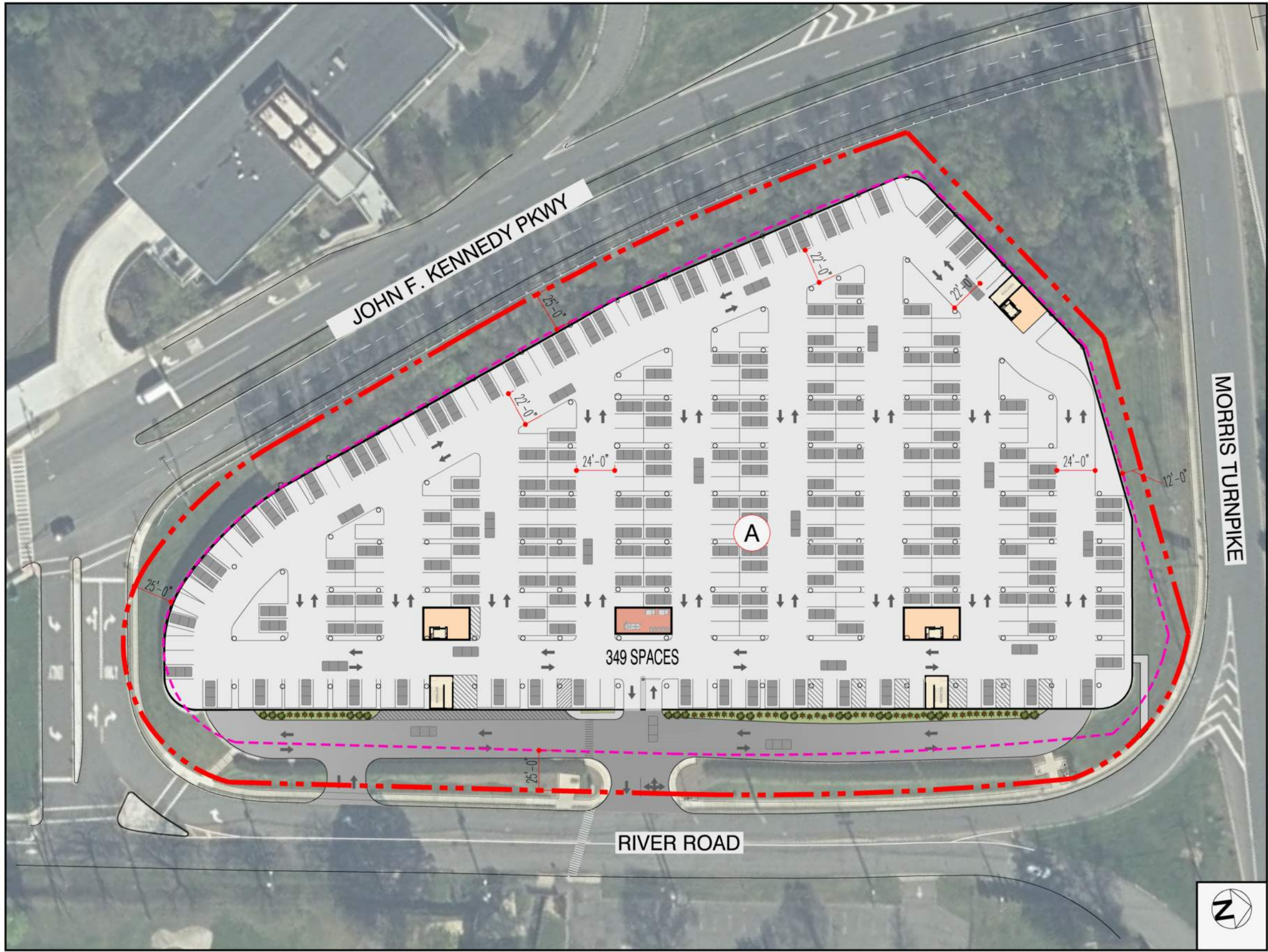
PROPOSED RESIDENTIAL AT
190 RIVER ROAD

CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

CONCEPTUAL
 SITE PLAN
A1.1

Date: 5/13/25

CSP-7



PROJECT DATA
 ZONE: RO60 - RESEARCH OFFICE
 BLOCK: 102 LOT: 1
 PROPERTY AREA: 4.40 AC. ±
 191,685 S.F. ±

MULTI-FAMILY

MARKET RATE	3RD	4TH	5TH	6TH	TOTAL	%
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3-BR	2	2	2	2	8	(20.0%)
TOTAL	10	10	10	10	40 UNITS	

TOTAL 48 50 50 50 198 UNITS

PARKING PROVIDED

SECOND FLOOR	301 SPACES
GROUND FLOOR	349 SPACES
SURFACE	4 SPACES
TOTAL	654 SPACES

(3.30 SPACES/UNIT)

STUDIO	CIRCULATION
1 BEDROOM UNIT	LEASING OFFICE
2 BEDROOM UNIT	AMENITIES
3 BEDROOM UNIT	UTILITY/MECHANICAL
	STORAGE

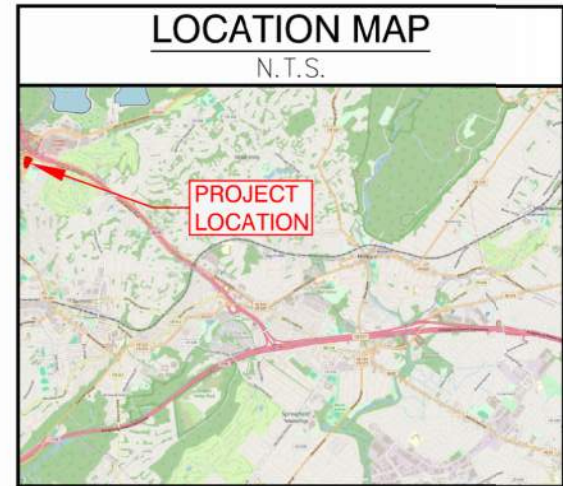
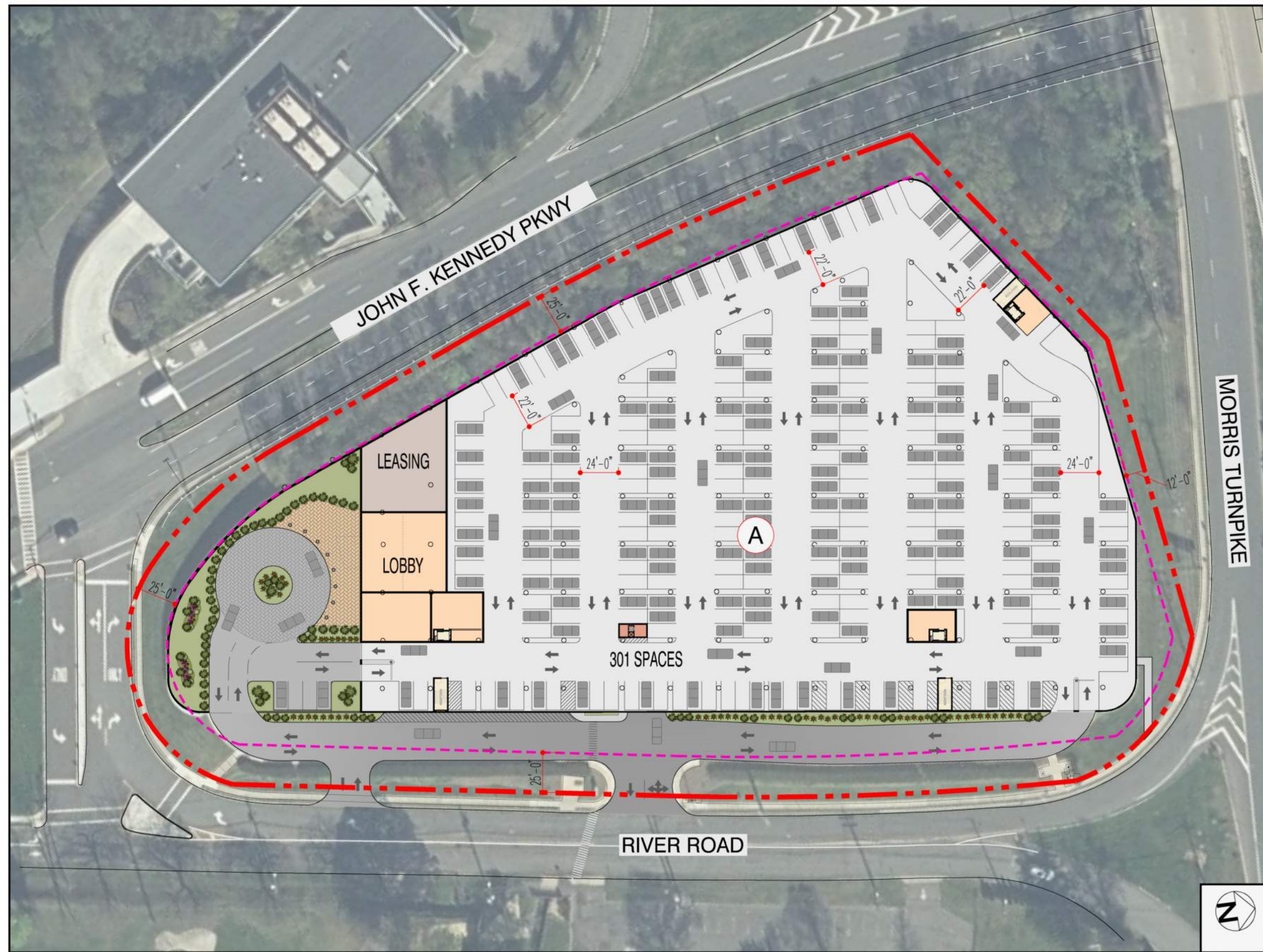
PROPOSED RESIDENTIAL AT
190 RIVER ROAD

CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

GROUND FLOOR
 SITE PLAN
A1.2

Date: 5/13/25

CSP-7



PROJECT DATA

ZONE: RO60 - RESEARCH OFFICE
 BLOCK: 102 LOT: 1
 PROPERTY AREA: 4.40 AC. ±
 191,685 S.F. ±

MULTI-FAMILY

MARKET RATE	3RD	4TH	5TH	6TH	TOTAL	%
1-BR	12	9	9	9	39	(24.6%)
1-BR+D	3	4	4	4	15	(9.5%)
2-BR	12	13	13	13	51	(32.3%)
2-BR+D	6	8	8	8	30	(19.0%)
3-BR	5	6	6	6	23	(14.6%)
TOTAL	38	40	40	40	158 UNITS	

C.O.A.H.

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2-BR	6	6	6	6	24	(60.0%)
3-BR	2	2	2	2	8	(20.0%)
TOTAL	10	10	10	10	40 UNITS	

TOTAL	48	50	50	50	198 UNITS
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PARKING PROVIDED

SECOND FLOOR	301 SPACES
GROUND FLOOR	349 SPACES
SURFACE	4 SPACES
TOTAL	654 SPACES

(3.30 SPACES/UNIT)

STUDIO	CIRCULATION
1 BEDROOM UNIT	LEASING OFFICE
2 BEDROOM UNIT	AMENITIES
3 BEDROOM UNIT	UTILITY/MECHANICAL
	STORAGE

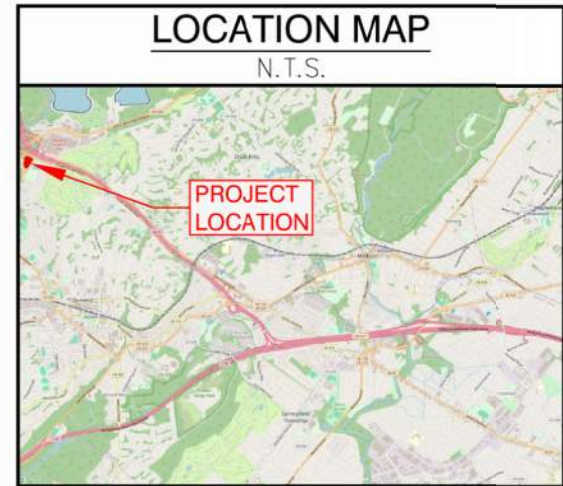
PROPOSED RESIDENTIAL AT
190 RIVER ROAD

CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

SECOND FLOOR
 SITE PLAN
A1.3

Date: 5/13/25

CSP-7



PROJECT DATA

ZONE: RO60 - RESEARCH OFFICE
 BLOCK: 102 LOT: 1
 PROPERTY AREA: 4.40 AC. ±
 191,685 S.F. ±

MULTI-FAMILY

MARKET RATE	3RD	4TH	5TH	6TH	TOTAL	%
1-BR	12	9	9	9	39	(24.6%)
1-BR+D	3	4	4	4	15	(9.5%)
2-BR	12	13	13	13	51	(32.3%)
2-BR+D	6	8	8	8	30	(19.0%)
3-BR	5	6	6	6	23	(14.6%)
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1-BR	2	2	2	2	8	(20.0%)
2-BR	6	6	6	6	24	(60.0%)
3-BR	2	2	2	2	8	(20.0%)
TOTAL	10	10	10	10	40 UNITS	

TOTAL 48 50 50 50 198 UNITS

PARKING PROVIDED

SECOND FLOOR	301 SPACES
GROUND FLOOR	349 SPACES
SURFACE	4 SPACES
TOTAL	654 SPACES

(3.30 SPACES/UNIT)

STUDIO	CIRCULATION
1 BEDROOM UNIT	LEASING OFFICE
2 BEDROOM UNIT	AMENITIES
3 BEDROOM UNIT	UTILITY/MECHANICAL
	STORAGE

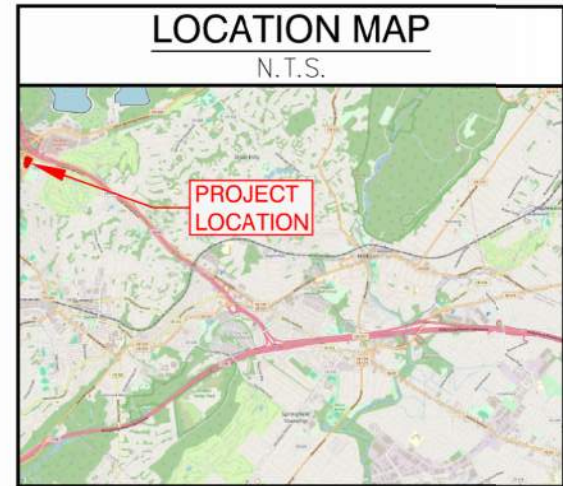
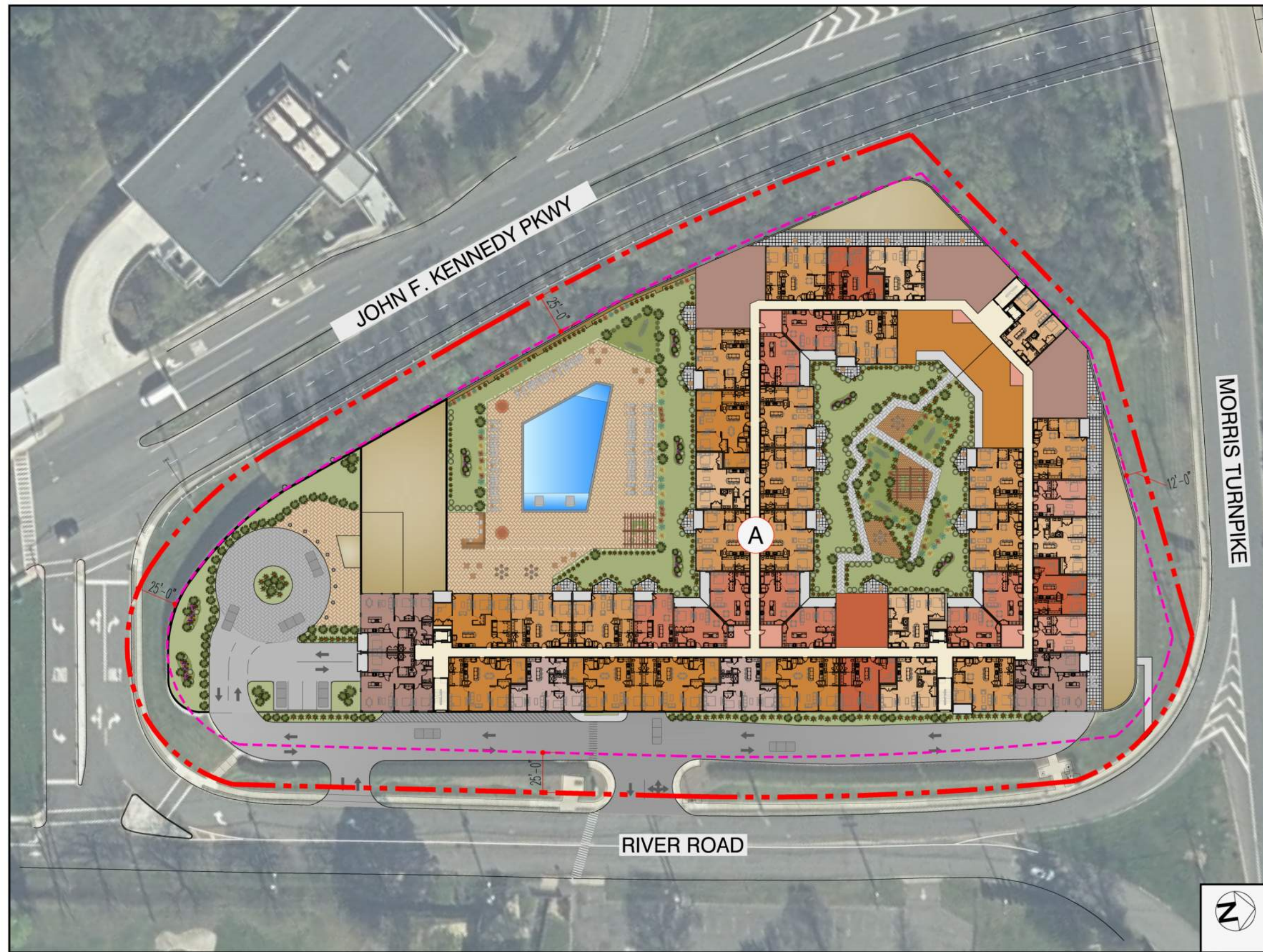
PROPOSED RESIDENTIAL AT 190 RIVER ROAD

CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

THIRD FLOOR SITE PLAN A1.4

Date: 5/13/25

CSP-7



PROJECT DATA

ZONE: R060 - RESEARCH OFFICE
 BLOCK: 102 LOT: 1
 PROPERTY AREA: 4.40 AC. ±
 191,685 S.F. ±

MULTI-FAMILY

MARKET RATE	3RD	4TH	5TH	6TH	TOTAL	%
1-BR	12	9	9	9	39	(24.6%)
1-BR+D	3	4	4	4	15	(9.5%)
2-BR	12	13	13	13	51	(32.3%)
2-BR+D	6	8	8	8	30	(19.0%)
3-BR	5	6	6	6	23	(14.6%)
TOTAL	38	40	40	40	158	UNITS

C.O.A.H.

1-BR	2	2	2	2	8	(20.0%)
2-BR	6	6	6	6	24	(60.0%)
3-BR	2	2	2	2	8	(20.0%)
TOTAL	10	10	10	10	40	UNITS

TOTAL	48	50	50	50	198	UNITS
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PARKING PROVIDED

SECOND FLOOR	301 SPACES
GROUND FLOOR	349 SPACES
SURFACE	4 SPACES
TOTAL	654 SPACES

(3.30 SPACES/UNIT)

STUDIO	CIRCULATION
1 BEDROOM UNIT	LEASING OFFICE
2 BEDROOM UNIT	AMENITIES
3 BEDROOM UNIT	UTILITY/MECHANICAL
	STORAGE

PROPOSED RESIDENTIAL AT **190 RIVER ROAD**

CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

TYPICAL FLOOR SITE PLAN **A1.5**

Date: 5/13/25

CSP-7