



**NILKANTH REDEVELOPMENT**  
**CONCEPT PROPOSAL**  
**8/22/2022**





APACHE ASL TRAILS • TEMPE, AZ  
Housing for Deaf & Hard of Hearing



PORTERS • RACINE, WI  
Future Development Spring 2023



TANNERY FALLS • SHEBOYGAN FALLS, WI  
Market Rate



PASADENA • WAUWATOSA, WI  
Market Rate

## WHO IS CARDINAL CAPITAL MANAGEMENT, INC.

- National housing developer based in Milwaukee, Wisconsin, delivering social and financial value.
- CEO, Erich Schwenker, born and raised in Montgomery Township, NJ.
- The Company constructs and operates its properties.
- Cardinal has preserved / constructed 10,000 housing units over the last 20 years, including market rate, affordable, and special needs housing of all kinds.



STUDIO 1200 ARCHITECTURE + DESIGN



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## CARDINAL ACTIVITIES SUPPORTING DEVELOPMENT OF THE NILKANTH PROPERTY

- Secured contract with Nilkanth to purchase 42 North Main Street
- Retained NJ engineering firm to complete environmental assessment of the property
- Worked with seller to resolve two Conrail easements on the property
- Assembled team of NJ professional engineers, architects, attorneys and others to work with the Borough on a concept plan
- Funded escrow account with the Borough
- Funded analysis of the condition of the Depot Building



AERIAL VIEW OF SITE  
STUDIO 1200 ARCHITECTURE + DESIGN

**CARDINAL**  
CAPITAL MANAGEMENT, INC.

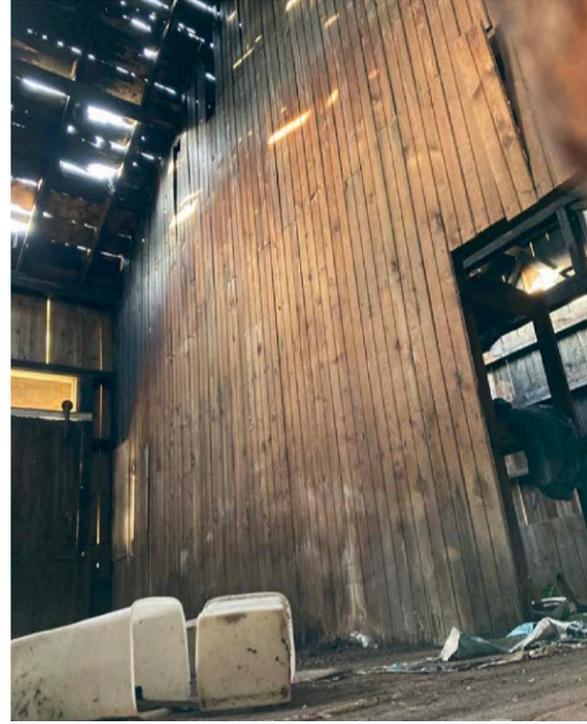
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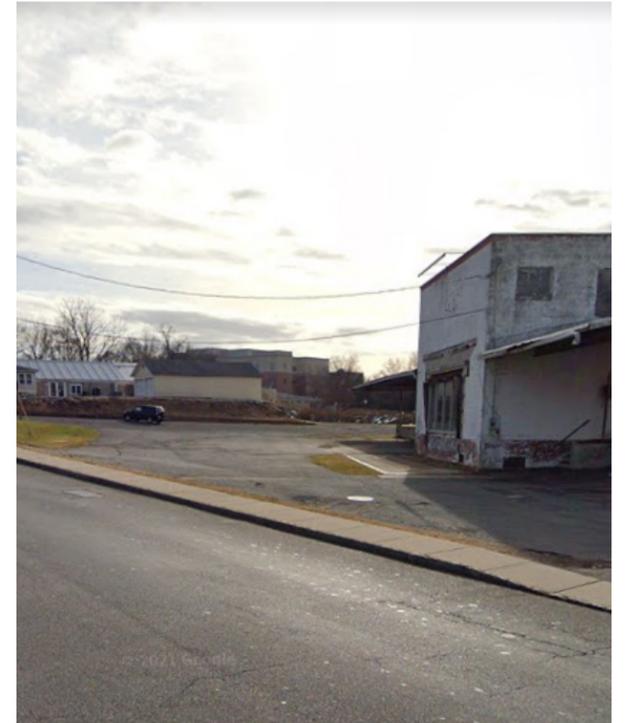
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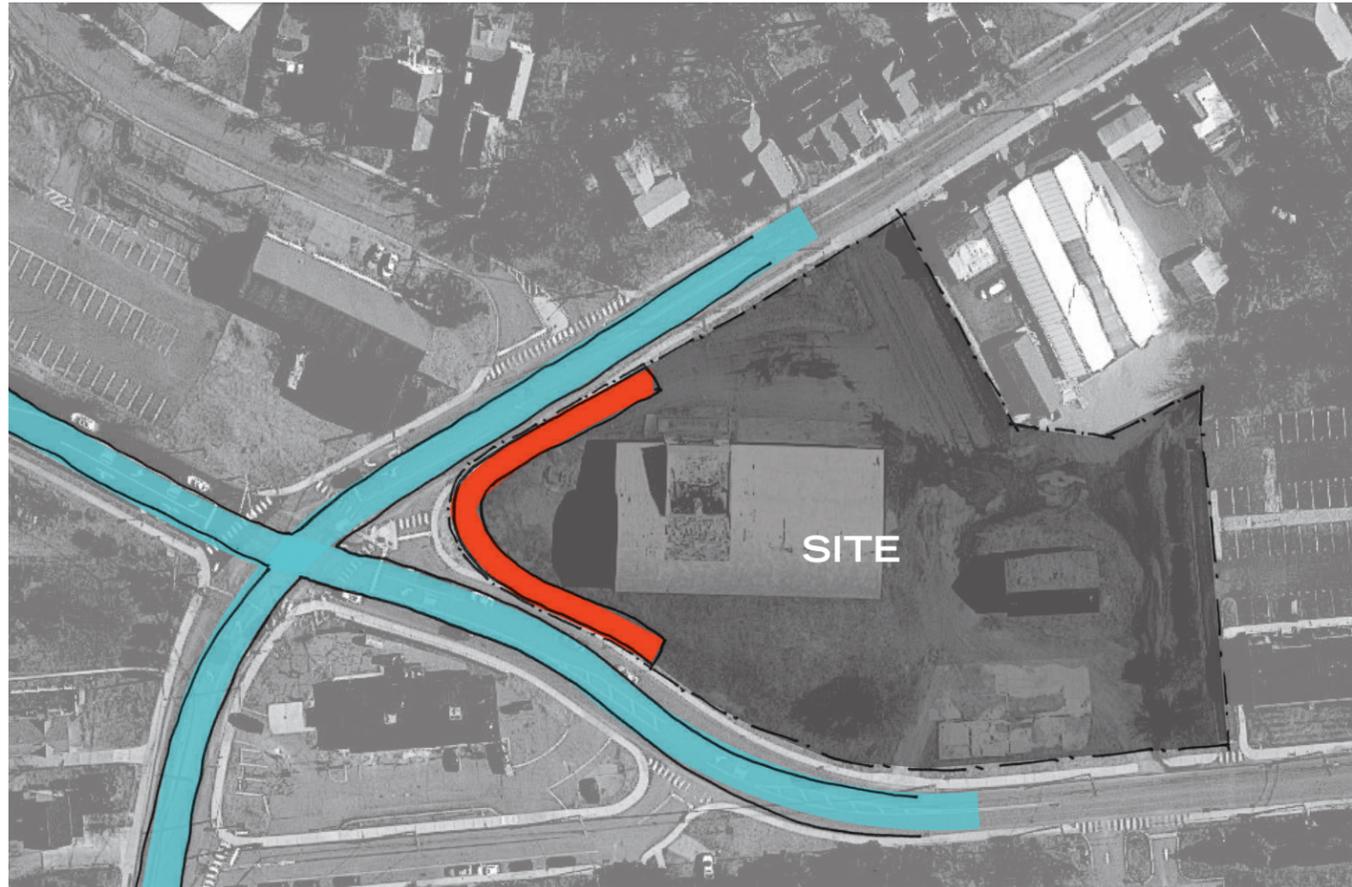
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EXISTING SITE PHOTOS  
STUDIO 1200 ARCHITECTURE + DESIGN

NILKANTH REDEVELOPMENT  
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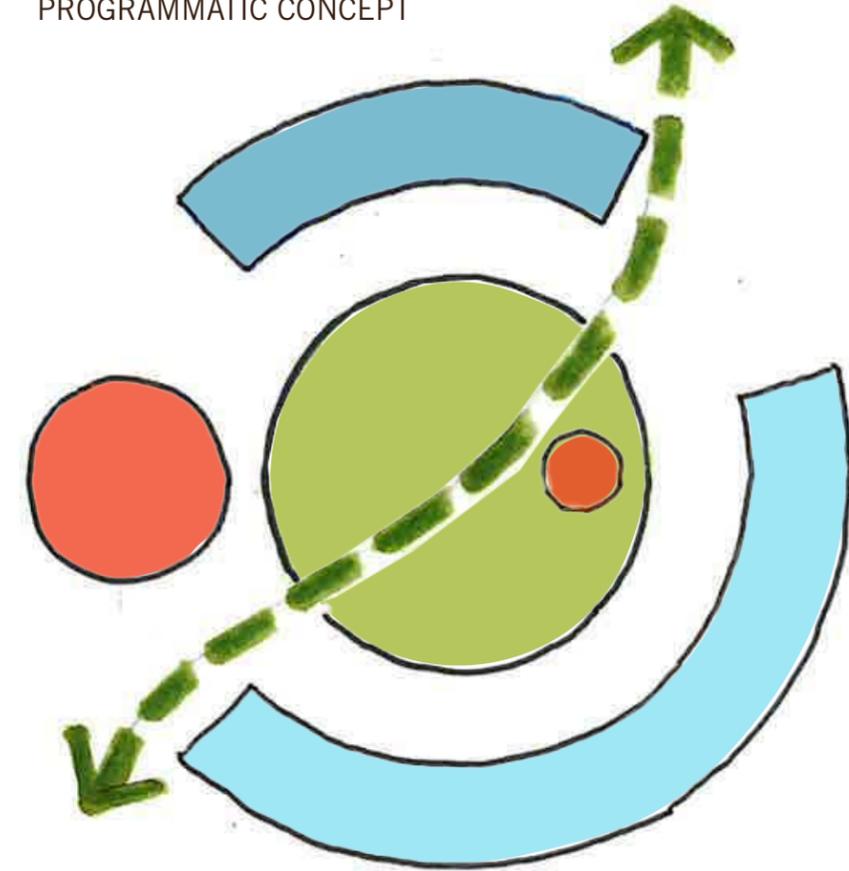
SITE ANALYSIS



LEGEND:



PROGRAMMATIC CONCEPT



LEGEND:



**A vibrant community gateway that connects people to each other, celebrates the history of the site, and extends Flemington's downtown!**





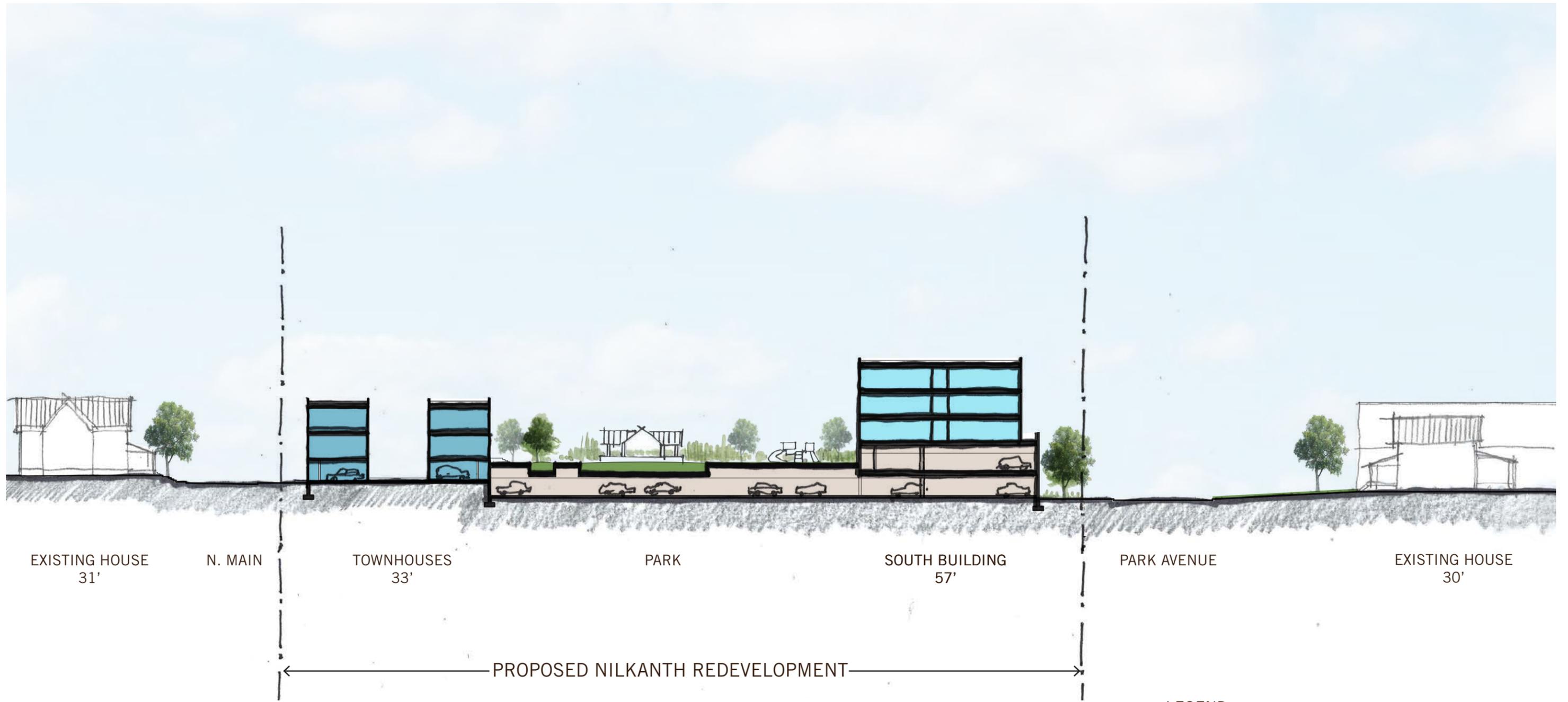
PROPOSED COUNTS:

- 11 TOWNHOUSES
- 100 APARTMENT UNITS  
TOTAL IN NORTH AND SOUTH  
BUILDINGS
- 200 TOTAL PARKING SPACES



SITE PLAN  
STUDIO 1200 ARCHITECTURE + DESIGN

NTS  
NILKANTH REDEVELOPMENT  
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EXISTING HOUSE  
31'

N. MAIN

TOWNHOUSES  
33'

PARK

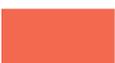
SOUTH BUILDING  
57'

PARK AVENUE

EXISTING HOUSE  
30'

PROPOSED NILKANTH REDEVELOPMENT

LEGEND:

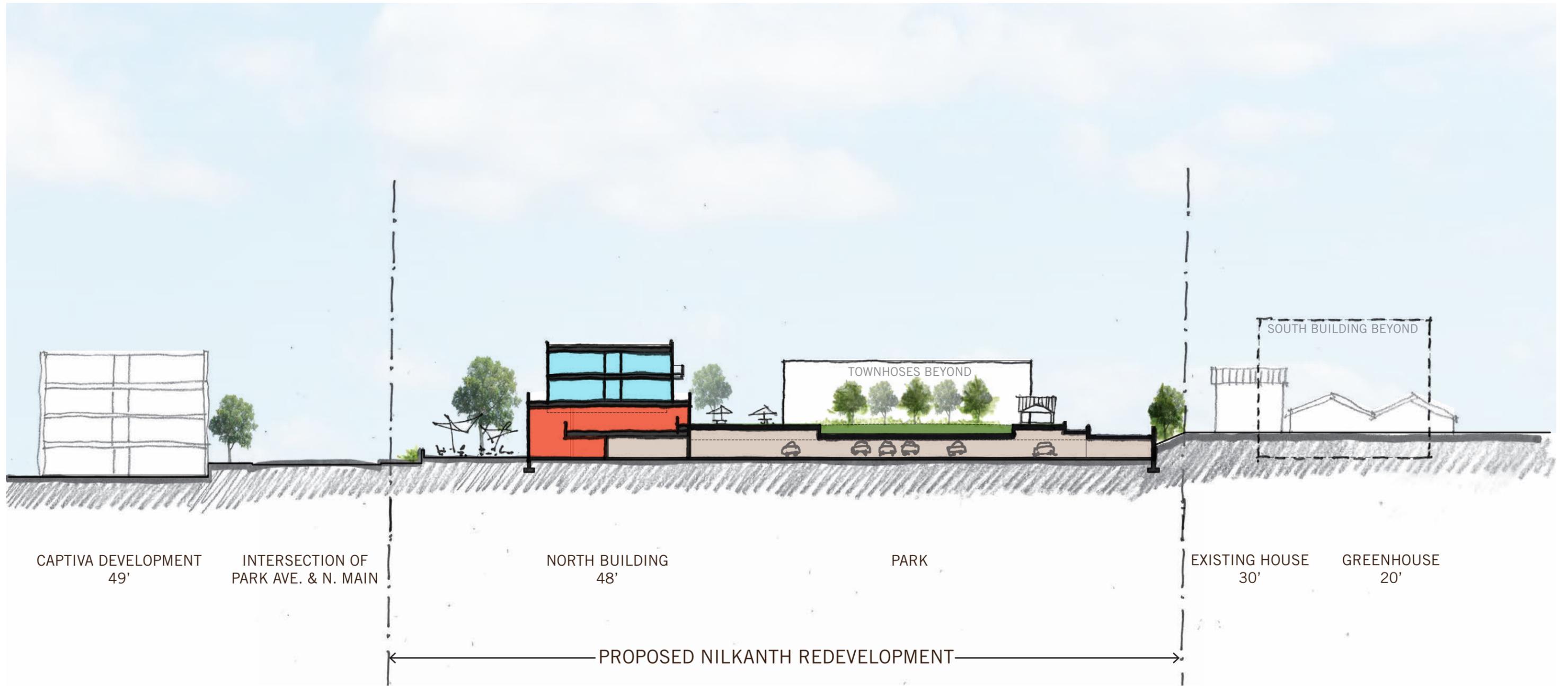
- |   |            |   |           |
|---|------------|---|-----------|
|  | APARTMENTS |  | COMMUNITY |
|  | TOWNHOUSES |  | PARKING   |



EAST-WEST SITE SECTION  
STUDIO 1200 ARCHITECTURE + DESIGN

PROPOSED BUILDING HEIGHTS ARE FROM ADJACENT GRADE

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LEGEND:

	APARTMENTS		COMMUNITY
	TOWNHOUSES		PARKING



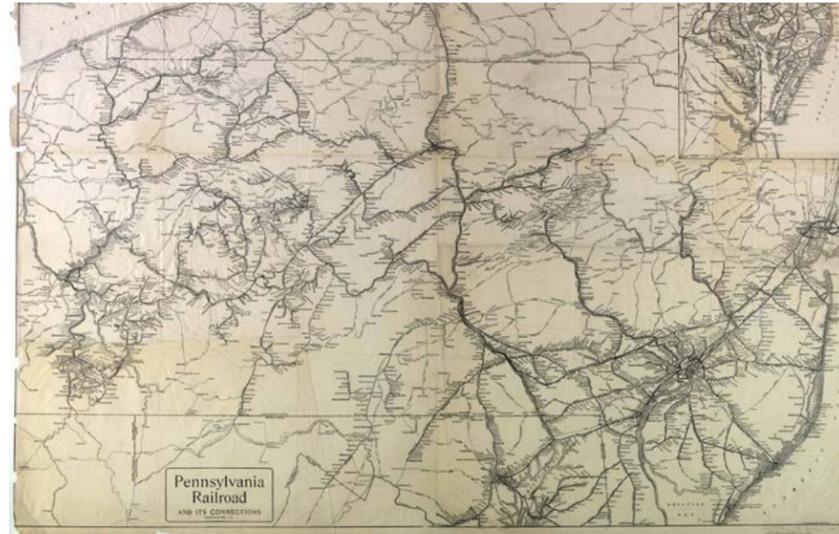
NORTH-SOUTH SITE SECTION  
STUDIO 1200 ARCHITECTURE + DESIGN

PROPOSED BUILDING HEIGHTS ARE FROM ADJACENT GRADE

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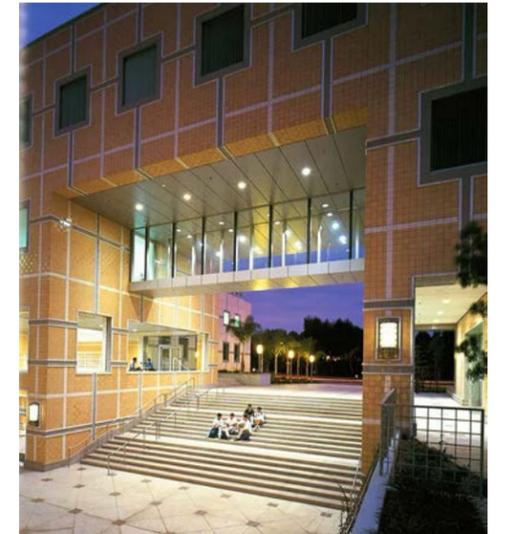
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PARK AVENUE ELEVATION  
STUDIO 1200 ARCHITECTURE + DESIGN

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GATEWAY VIEW  
STUDIO 1200 ARCHITECTURE + DESIGN

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N. MAIN ST. TOWNHOUSES ELEVATION  
STUDIO 1200 ARCHITECTURE + DESIGN

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TOWNHOUSES VIEW  
STUDIO 1200 ARCHITECTURE + DESIGN

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## PROJECT INFORMATION

- Public Park / Playground accessible from North Main Street and Park Ave.
- 100 Apartment Units
- 11 Townhouses
- 4,000 sf of ground floor retail space with outdoor terrace
- 5,600 sf of building amenity/community space with access to the park
- 200 total parking spaces

## BENEFITS TO THE COMMUNITY

- Turn a defunct property into a vibrant part of downtown
- Create a gateway project to welcome people to Flemington
- Provide public open space with a playground
- Provide community space adjacent to the park
- Provide rental townhouses, a new residential type for Flemington

