

MAD HATTER PROPERTY

10 EAST OCEAN AVE
SEA BRIGHT, NEW JERSEY
BLOCK 19, LOT 3

BOROUGH OF SEA BRIGHT
REQUEST FOR PROPOSALS
AUGUST 4, 2023





DISCLOSURE OF INFORMATION

The data on pages 6-70 identified by Kalian Companies and labeled "Proprietary Information," contains information that is a trade secret and and/or which, if disclosed, would cause substantial injury to Kalian Companies competitive position. Kalian Companies requests that such data be used only for the evaluation of the proposal, and understands that disclosure will be limited only to the extent that the Borough deems disclosure necessary according to law. If an agreement(s) is awarded to Kalian Companies, the Borough will have the right to disclose the data as provided in the agreement(s) executed with the Respondent.

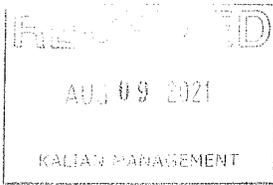


SITE LOCATION

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SECTION I. INTRODUCTION



State of New Jersey
 DEPARTMENT OF COMMUNITY AFFAIRS
 101 SOUTH BROAD STREET
 PO Box 805
 TRENTON, NJ 08625-0805

PHILIP D. MURPHY
 Governor



STATE OF NEW JERSEY
 DEPARTMENT OF COMMUNITY AFFAIRS
 Division of Codes and Standards
 New Home Warranty Program
 This is to certify that:

KALIAN MANAGEMENT LLC

Is a registered new home builder under the New Home Warranty and
 Builder Registration Act (N.J.S.A. 46:38.1 et seq.)

Director

Builder Number: 47865
 Expiration Date: 08/31/2023

MAZIN A KALIAN
 KALIAN MANAGEMENT LLC
 2 HENNESSEY BLVD SUITE 1
 ATLANTIC HIGHLANDS, NJ 07716

REG: 47865
RENEWAL DATE: 08/31/2023

Dear Mr. Kalian:

Enclosed is your Renewed New Home Builder Registration Card. All new home builders are required to submit a copy of the contract for sale with all Certificate of Participation (warranty) applications.

If you have elected to enroll new homes with a private alternate new home warranty security plan, then you are required to provide your warranty administrator/program with a copy of this letter or a copy of your validated new home builder's registration card. Please send us a copy of your acceptance letter from the private plan.

Should you have any questions, please email me at rumiko.chapman@dea.nj.gov.

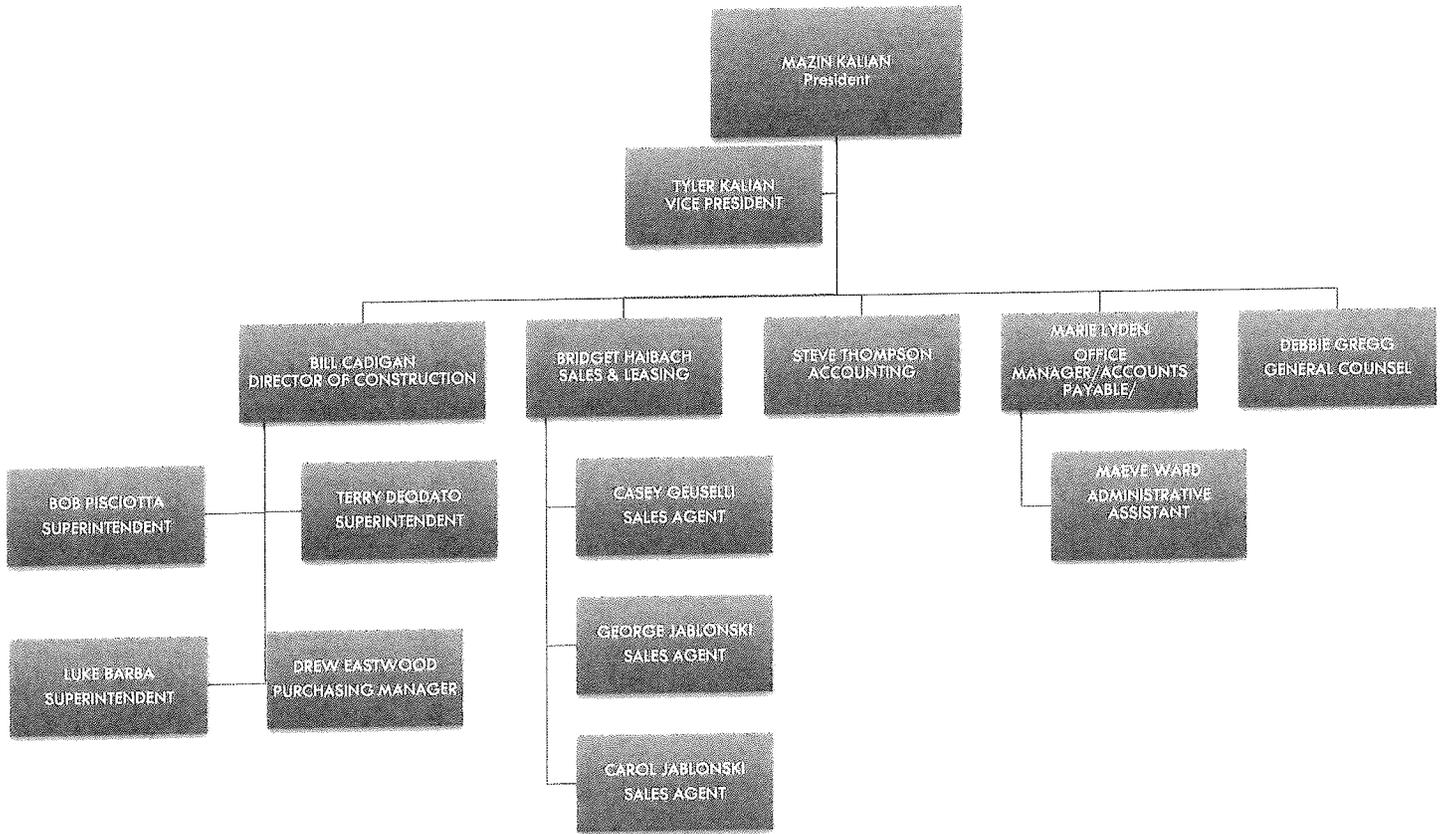
Sincerely,

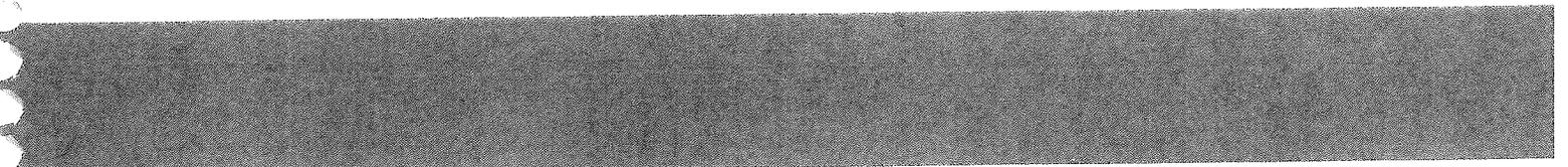
 Rumiko Chapman
 Builders Registrations
 Bureau Homeowner Protection



New Jersey is an Equal Opportunity Employer • Printed on Recycled paper and Recyclable

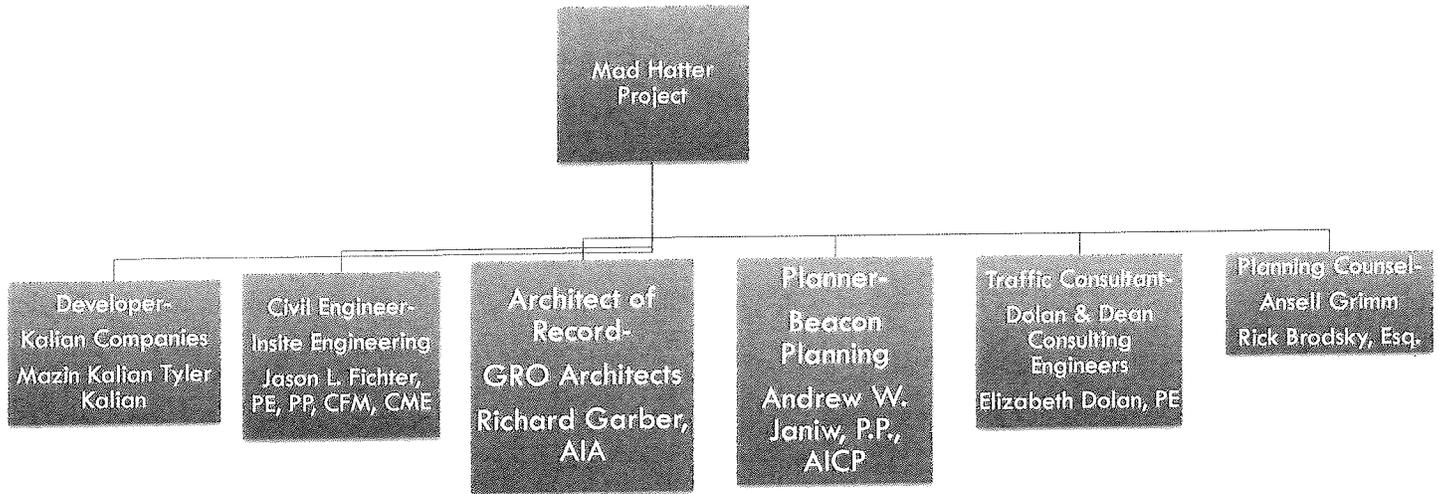
STATEMENT OF QUALIFICATIONS





SECTION II. GENERAL INFORMATION

PROJECT ORGANIZATION PLAN



This project will be led by Kalian Companies as the Developer. Alongside of Kalian is a team that has worked on many projects in Monmouth County and the larger NJ Area. This team has worked together several times in the past including projects in Atlantic Highlands and Red Bank. The other members of this team are GRO Architects with Principal being Richard Garber, Jason Fichter of Insite Engineering, Andrew Janiw of Beacon Planning who represents both Towns and Developers, Besty Dolan of Dolan & Dean Consulting Engineers who will be providing the traffic study and testimony and lastly Rick Brodsky of Ansell Grimm who will represent us as Land Planning Counsel.

REQUEST FOR PROPOSALS 10 EAST OCEAN AVENUE
BOROUGH OF SEA BRIGHT, NEW JERSEY

Asset Management and Consulting. Consultant to institutional lenders regarding distressed real estate project. Recommend and implements plans to preserve the value of the assets and serve a court-appointed receiver for distressed projects.

**Al-Tahaluf AlAqari
Riyadh, Saudi Arabia**

**Chief Executive Officer
January 2010 - 2013**

CEO of real estate development and homebuilding company in Saudi Arabia, a joint venture among K Hovnanian subsidiary, Deutsche Bank subsidiary and Saudi Arabian family.

Structuring Venture. Used fluency in Arabic and familiarity with Saudi culture and legal system during the initial due diligence phase of venture to develop the relationships among the parties. Negotiated tri-party joint venture agreement which is governed by Sharia law.

Establishment of Company. Coordinated the licensing of company by Saudi government, which was required for the operation of the venture in Saudi Arabia. Established company's office in Riyadh and hired initial staff.

Property Acquisition and Approvals. Identified and established values for properties, and negotiated agreement for acquisition of the properties by joint venture and obtained developmental approvals construction of projects.

Business Plan. Supervised preparation of the venture's business plan with goal of constructing 1000 homes per year within five years of establishment of company.

Project Teams. Established teams of professionals, including architects and engineers to design homes unique to the needs of the Saudi customer base, using a combination of Saudi and U. S. technologies. Developed plans for, and constructed prototype house.

**K Hovnanian Companies
Red Bank, New Jersey**

**Project Manager
1981 to 1986**

Joined the company as Project Manager with responsibility of direct project supervision and administration. Promoted to and served in administrative position, until left to establish Kalian Companies.

EDUCATION

The University of Georgia: Bachelor of Science, 1979

and County approvals, as well as coordinated with the Client, construction company, and all pertinent agencies such as the Fire Department and Post Office.

- Extensive experience in obtaining permits and approvals for many projects (commercial, residential, and industrial) requiring regular contact with the New Jersey Department of Community Affairs (DCA), Pinelands Commission, New Jersey Department of Environmental Protection (NJDEP), Army Corps of Engineers, Federal Aviation Administration, (FAA), Municipal Land Use and Construction Officials, Municipal Subcode Officials, utility companies, and clients. Focused on goal of taking the final approved design to the construction company with all required permits and approvals to begin construction immediately. Largest project to date is a \$1-billion electric generation station.

EDUCATION

Lehigh University, Bethlehem, PA, Bachelor of Science in Civil Engineering

Rutgers University, New Brunswick, NJ

- Stormwater Management for Engineers
- Stream Encroachment
- Septic System Design
- NJDEP Permitting
- Underground Storage Tanks
- Pond Design, Maintenance, Construction

PROFESSIONAL LICENSES

New Jersey Professional Engineer, Lic No 43118

New Jersey Professional Planner, Lic No 5726

Pennsylvania Professional Engineer, Lic No 61968

New York Professional Engineer, Lic No 080295

Connecticut Professional Engineer, Lic No 23291

Delaware PE, Lic No 13813

Colorado Professional Engineer, Lic No 36605

District of Columbia PE, Lic No 900682

North Carolina Professional Engineer Lic. No. 33336

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (ASCE)

New Jersey Builders Association

National Association of Home Builders

Shore Builders Association of Central New Jersey

Shore Builders Association of Central New Jersey – Legal Legislative Committee

BOOKS

Workflows: Expanding Architecture's Territory in the Design and Delivery of Buildings; John Wiley & Sons, 136 pages, published April 2017. ISBN: 978-1-119-31784-5.

BIM Design: Realizing the Creative Potential of Building Information Modeling; John Wiley & Sons, 248 pages, published August 2014. ISBN: 978-1-118-71980-0.

Closing the Gap: Information Models in Contemporary Design Practice; John Wiley & Sons, 144 pages, published April 2009. ISBN: 978-0-470-99820-5

HONORS AND AWARDS

2022 AIA Honor Award Residential Category, Nest Micro-Housing, AIA New Jersey

2016 Winner, Secret Life of Objects Competition, Austin, Texas; Skein

2015 Bronze Medal in Planning Award, Zhangdu Lake Farm; City of Wuhan, Hubei Province, PRC

2013 Best Sustainable Design Award – eNJoy House, Washington, DC; Precast/Pre-stressed Concrete Institute (PCI) Design Awards Program

2013 Single Family House Honorable Mention – eNJoy House, Washington, DC; Precast/Pre-stressed Concrete Institute (PCI) Design Awards Program

2011 Young Americans – 32 New Faces of Design (32 under 40 award); Dwell Magazine

2010 Green Project of the Year – PREtTyFAB, Jersey City; Jersey City Redevelopment Agency

2010 Design Awards Single-Family Homes – PREtTyFAB, Jersey City; Precast/Pre-stressed Concrete Institute (PCI) Design Awards Program

2009 NextGen Notable Project: Docking Stations; Metropolis Magazine

2009 AIA Merit Award, PREtTyFAB, AIA New Jersey

2008 New York Designs: Threshold. Architectural League of New York

2008 Merit Award, Design Awards & Building Type Awards. AIA New York City Chapter

Recipient, "Emerging Architect" Visiting Professorship 2007, Barnard and Columbia Colleges

Winner, re:Construction competition 2007, Alliance for Downtown New York/ Lower Manhattan Cultural Council

Finalist, Advanced Architecture Contest for Self-Sufficient Housing, Barcelona, Spain 2006 IaaC

Recipient, Honor Award for Excellence in Design 1998, Columbia University GSAPP

Recipient, The Matthew Del Gaudio Award for excellence in total design, 1995 New York Society of Architects

SELECTED EXHIBITIONS

The Secret Life of Objects, The Center for American Architecture and Design, University of Texas, Austin, October 2016

re:Construction, Alliance for Downtown New York/ Lower Manhattan Cultural Council 2007

Digital Exchange Exhibition, ACADIA Synthetic Landscapes International Conference, Louisville, Kentucky 2006

Fabrication: Works in Progress Exhibition, ACADIA 2004 Annual Conference, Toronto 2004

UMMA : Urban Museum of Modern Architecture; Yale University / New Haven Arts Council, New Haven 2003

"Sampling", Four Proposals for a New Philharmonic, Los Angeles, CA 1998; sponsored by the Los Angeles Philharmonic

SELECTED PUBLISHED JOURNAL AND CONFERENCE ARTICLES

"New Typologies: Use of Precast Concrete in the Achievement of Dense Urban Micro-Housing" by Richard Garber, 2016 Precast/Pre-Stressed Concrete Institute (PCI) Bridge Conference

"Use of Precast Concrete in the Design of High Performance Sustainable Housing" by Richard Garber; 2012 Precast/Pre-Stressed Concrete Institute (PCI) Bridge Conference

"Along Operative Lines" by Richard Garber and Nicole Robertson, Scapes, Journal of Parsons Department of Architecture 2006

"Control and Collaboration: digital fabrication strategies in academia and practice" by Richard Garber and Wassim Jabi, International Journal of Architectural Computing (IJAC), Cambridge, UK, 2006

TEACHING EXPERIENCE

Barnard and Columbia Colleges, Columbia University, New York, NY 2007-present

- Adjunct Assistant Professor, Architectural Design Studio: Abstraction, Spring 2009
- Adjunct Assistant Professor, Architectural Design Studio: Design I, Fall 2008
- “Emerging Architects” Visiting Assistant Professor, Fall 2007

Graduate School of Architecture, Planning, and Preservation, Columbia University, New York, NY 2005-present

- Adjunct Assistant Professor, A5409: Architectural Drawing Two 2006-present
- Adjunct Assistant Professor, Introduction to Architecture Program 2006-present
- Adjunct Assistant Professor, Introduction to Architecture Program with Douglas Gauthier 2005

School of Architecture, Syracuse University, Syracuse, NY 2003 – 2006

- Assistant Professor, Tenure-Track in Design and Digital Representation. Reappointed Spring 2005.

UCLA Department of Architecture, Los Angeles, CA Fall 1999

- Teaching Assistant, Graduate Level Advanced Design Studio with Greg Lynn

HONORS AND AWARDS

2008 New York Designs: Threshold. *Architectural League of New York* (GRO Architects)

Merit Award, 2008 Design Awards & Building Type Awards. *AIA New York City Chapter* (GRO Architects)

Recipient, “Emerging Architect” Visiting Professorship 2007, *Barnard and Columbia Colleges*

Winner, re:Construction competition 2007, *Alliance for Downtown New York/ Lower Manhattan Cultural Council* (GRO Architects)

Recipient, Summer Research Grant, School of Architecture, 2004 *Syracuse University*, NY

Recipient, Henry Adams Certificate, 1999 *American Institute of Architects*

EXHIBITIONS

re:Construction, Alliance for Downtown New York/ Lower Manhattan Cultural Council 2007

Digital Exchange Exhibition, AIA/ACADIA Synthetic Landscapes International Conference, Louisville, Kentucky 2006

New Haven Designs, Artspace Gallery, New Haven, Connecticut. Juried Exhibition. 2005

Fabrication: Works in Progress Exhibition, ACADIA 2004 Annual Conference, Toronto 2004

“Past, Present, Future” Alumni Exhibition, Department of Architecture and Urban Design, UCLA 2004

UMMA : Urban Museum of Modern Architecture; Yale University / New Haven Arts Council, New Haven 2003

PUBLISHED JOURNAL ARTICLES

“Along Operative Lines” by Richard Garber and Nicole Robertson, *Scapes*, Journal of Parsons Department of Architecture 2006

“The Pleated Cape: From the Mass-Standardization of Levittown to Mass-Customization Today...” by Richard Garber and Nicole Robertson, *Synthetic Landscapes: ACADIA 2006 Conference Proceedings*, November 2006

WORK CITED IN PUBLICATIONS AND NEWSPAPERS

Phyllis Richardson, *XS: Big Ideas, Small Buildings* "Radical Urban", Universe Publishing 2008, pages 182, 183

“The Big Conceal” by David Steiner, *Azure*, forthcoming August 2008

“ART TALK: Urban Camouflage” by Sara Rafsky, *Art News*, February 2008 page 50

“Broadway Boogie-Woogie” by William Menking, *The Architect’s Newspaper*, January 23, 2008

“This Walkway’s an Off-Broadway Hit” by Ana M. Alaya, *The Newark Star Ledger*, January 18, 2008

“Downtowners Deconstruct Construction Art” by Margarita Lopez, *Downtown Express*, November 16-22, 2007

“Dressing up Those Downtown Construction Sites” by David L. Dunlop, *The New York Times*, November 13, 2007

“EXHIBITIONS: Building a Collection”, *Metropolis Magazine*, August/ September 2003 UMMA, page 52.

“WORK: Turning a City into a Museum”, *Architectural Record*, July 2003 UMMA Project and article, pages 54 – 55.

Perth Amboy Redevelopment Agency
City of Perth Amboy
Middlesex County, New Jersey
Economic Redevelopment Consultant, 2005-2012

Borough of Neptune City
Monmouth County, New Jersey
Borough Planner, 2005-2017

Public assignments completed include redevelopment consulting, PILOT structure analysis, fiscal review, redeveloper selection, and redevelopment agreement negotiation support for the City of Hoboken, the Borough of Matawan, Township of Edison, Borough of Keyport, Borough of Allenhurst, Borough of Tinton Falls, Borough of Palmyra, Township of Plainsboro, Township of Toms River and The City of Newark.

ASSOCIATIONS

AMERICAN PLANNING ASSOCIATION

AMERICAN INSTITUTE OF CERTIFIED PLANNERS

AMERICAN SOCIETY OF CIVIL ENGINEERS

CHI EPSILON, THE CIVIL ENGINEER'S HONOR SOCIETY

LICENSED NEW JERSEY REAL ESTATE SALESPERSON

Qualified as an expert in land use planning, affordable housing and real estate/construction financing by the New Jersey Superior Court. Continued education in credit analysis, credit quality, real estate analysis, negotiations, environmental assessment, and market trends. Listed in *Who's Who in Finance and Industry*. Curriculum Advisor to Monmouth University's Kislak Real Estate Institute. Guest Lecturer at Monmouth University's Kislak Real Estate Institute on the topics of "Construction Loan Risk Management" and "Redevelopment Public/Private Partnerships". Guest speaker at NJ Future Redevelopment Forum 2009 and 2010 on the topic of "Redeveloper Agreements: Understanding and Negotiating the Deal". Guest speaker at PlanSmartNJ 2016 Regional Summit on the topic of: "It's All About Financing: Providing Incentives to Repurpose Vacant and Underutilized Properties". Selected to participate as a member of the Smart Growth Economic Development Coalition, Land Use Group, whose mission was to identify initiatives to promote development in New Jersey and to present the strategies to Governor Murphy. Appointed to a four-year term (2022-2026) as a member of the State Board of Professional Planners by Governor Murphy. Lecturer at the New Jersey Redevelopment Authority's Redevelopment Law and Planning Training Course. Served as a member of the New Jersey Builder's Association Land Use Committee and the ASTM Property Condition Survey Advisory Committee, the latter of which established industry standards for the performance of property condition assessments. Currently serving as Vice Chairman of the Central Jersey Arts Council.

layout/design of roadway/intersection improvements, and conceptual site layout/design, for the following types of projects:

- residential developments including single family subdivisions, townhouse/condominium developments, apartment complexes and age-restricted (retirement) communities
- neighborhood and regional retail developments ranging in size from 3,000 square feet to 1,500,000 square feet
- office buildings, office parks, industrial parks, "flex" space developments (office/warehouse) ranging in size from 2,000 square feet to 4,000,000 square feet
- banks, lumber/hardware stores and home improvement stores
- auto dealerships
- hospital/medical center expansions, outpatient centers, medical office buildings
- supermarkets
- fast-food restaurants
- convenience stores
- gasoline service stations
- hotels/motels
- membership/warehouse clubs
- churches
- charter schools
- day care facilities
- assisted living facilities
- marinas
- indoor and outdoor family entertainment centers
- self-storage facilities
- co-generation facilities
- mixed-use developments
- internet hotels
- dispensaries

PARKING STUDIES:

- Traffic/Parking consultant to Ocean County, New Jersey, to conduct a comprehensive study to determine parking demand at the Ocean County Complex, and develop future parking plan.
- Shared parking analyses for various mixed-use developments.
- Parking sufficiency studies for various land use applications.

MUNICIPAL CONSULTING:

Review of Land Development Applications, on behalf of the following Boards, with specific focus on traffic impact, access, parking, and circulation:

- Borough of Watchung Planning Board
- Township of Hamilton Planning Board
- Township of West Caldwell Zoning Board of Adjustment
- Borough of Kenilworth Planning Board
- Borough of Lebanon
- Township of Rockaway

<u>In New Jersey:</u>	Eatontown	Jefferson	Mount Olive
Aberdeen	Edgewater	Jersey City	Neptune
Allendale	Edgewater Park	Keansburg	Neptune City
Allentown	Edison	Kearny	Netcong
Andover	Elizabeth	Kenilworth	New Brunswick
Atlantic Highlands	Elmwood Park	Knowlton	New Milford
Barnegat	Emerson	Lacey	New Providence
Bayonne	Englewood	Lafayette	Newark
Beach Haven	Evesham	Lakewood	Newton
Beachwood	Ewing	Lawrence	North Arlington
Bedminster	Fair Haven	Little Ferry	North Bergen
Belleville	Fair Lawn	Linden	North Brunswick
Bergenfield	Fairfield	Lindenwold	North Caldwell
Berkeley	Fanwood	Linwood	North Plainfield
Berkeley Heights	Flemington	Little Silver	Northvale
Bernards	Florence	Livingston	Nutley
Bernardsville	Florham Park	Lodi	Oakland
Blairstown	Fort Lee	Long Branch	Ocean (Monmouth Co.)
Boonton	Frankford	Long Hill	Old Bridge
Bordentown	Franklin (Somerset Co.)	Lyndhurst	Old Tappan
Bound Brook	Franklin (Sussex Co.)	Madison	Orange
Branchburg	Freehold Borough	Mahwah	Palisades Park
Brick	Freehold Township	Manalapan	Paramus
Bridgewater	Garwood	Manchester	Parsippany
Brooklawn	Gibbsboro	Mansfield (Burlington Co.)	Passaic
Burlington	Glassboro	Manville	Paterson
Byram	Glen Rock	Maple Shade	Pennsauken
Caldwell	Green Brook	Maplewood	Perth Amboy
Camden	Hackensack	Marlboro	Piscataway
Carney's Point	Haddon	Maywood	Plainfield
Cedar Grove	Hamburg	Medford	Plumsted
Chatham Borough	Hamilton	Mendham	Pohatcong
Chatham Township	Hampton	Metuchen	Princeton
Cherry Hill	Hanover	Middlesex	Rahway
Cinnaminson	Harmony	Middletown	Randolph
Clark	Harrison	Midland Park	Ramsey
Clementon	Hasbrouck Heights	Millburn	Raritan Borough
Clifton	Hawthorne	Millstone	Raritan Township
Closter	Hazlet	Montclair	Red Bank
Cranbury	Highland Park	Montgomery	Readington
Cranford	Hightstown	Monroe (Gloucester Co.)	Ridgefield
Delran	Hillsborough	Monroe (Middlesex Co.)	Ridgefield Park
Demarest	Hillsdale	Montague	Ridgewood
Denville	Hoboken	Montvale	River Edge
Deptford	Ho-Ho-Kus	Montville	Riverdale
Dunellen	Holmdel	Morris	Robbinsville
East Brunswick	Hopatcong	Morris Plains	Rochelle Park
East Hanover	Hopewell	Morristown	Rockaway
East Orange	Howell	Mountain Lakes	Roseland
East Rutherford	Irvington	Mountainside	Roselle Park
East Windsor	Jackson	Mount Laurel	Roxbury



In Pennsylvania

Carlisle
East Marlborough
East Norriton
East Whiteland
Middletown
New Hanover
Northampton
Ontelaunee
Philadelphia
Springettsbury
Springfield
West Manchester
Whitehall

In New York

Cedarhurst
Fishkill
Hempstead
Huntington
Islip
Lewisboro
Oyster Bay
Northport
Pleasant Valley
Wappinger
Yorktown

In Connecticut

Bethel
Darien
Fairfield
Manchester
Milford

In Rhode Island

Middletown
Westerly

In Massachusetts

Norwood
Westminster



SUMMARY OF FIRM EXPERIENCE

Founded 2007

Principals

Gary Dean, PE, PP
Elizabeth Dolan, PE

Key Personnel

Senior Project Engineers

Douglas Polyniak, PE
Rianna Kirchhof, PE

Project Engineers

Eric Campbell, EIT
Sam Foster, EIT

Project/Permit Coordinator

Sarah Lyons

Dolan & Dean Consulting Engineers, LLC provides specialized civil engineering consulting services exclusively in the areas of traffic engineering, roadway and intersection design, and transportation planning. The firm serves a continuously growing private and public sector client base with work experience throughout New Jersey, Pennsylvania, New York, Maryland, Connecticut, Massachusetts, and Delaware.

The firm was founded by Elizabeth Dolan, P.E. and Gary W. Dean P.E., P.P., both licensed Professional Engineers with collective registrations in New Jersey, New York, Pennsylvania, Maine, Massachusetts, Delaware and Connecticut. Mr. Dean is also a licensed Professional Planner in New Jersey. With extensive experience practicing civil, traffic, land use planning and environmental engineering, the firm's professional engineers regularly appear before Planning/Zoning Boards and been qualified in more than 350 communities as expert witnesses in the fields of traffic engineering, traffic safety, site design and planning.

The firm presently is staffed by other qualified professional, field and support staff, with state-of-the-art traffic monitoring and analyzing capability and CAD drafting services.

Diversified project experience ranges from residential and P.U.D. subdivision communities up to 5,000 dwelling units, corporate/industrial office space of up to 8 million square feet, regional and community shopping centers, institutional, school, Church and medical facilities, and a variety of other commercial, residential, and industrial projects. The firm currently serves as a traffic engineering consultant to several municipalities throughout New Jersey in the review of land development and zoning applications.

The firm provides design engineering services for highway/roadway improvement projects including intersection and roadway widening, traffic signalization, traffic control plans and other safety and capacity projects. The firm also has extensive experience in site design and layout particularly related to traffic ingress/egress, circulation, and parking. Typical assignments also include accident analyses, speed surveys, and traffic signal warrant analyses.

The firm also provides specialized transportation related analyses to address parking demands, traffic calming and neighborhood related concerns, safety evaluation and DOT Access/Occupancy Permits.



Email

info@dolandean.com

website

www.dolandean.com

Address

181 West High Street
Somerville, New Jersey 08876



New York City Law Department, New York, New York
Office of the Corporation Counsel, Real Estate Litigation Division
Assistant Corporation Counsel

September 1988 - November 1990

Represented the City of New York in real estate, commercial, landlord-tenant and environmental litigation in State and Federal courts, as well as in litigation pertaining to competitive bidding and public contracts; responsibilities included defense of urban renewal and economic development projects and review of compliance with State and Federal environmental and housing laws and City Uniform Land Use Review Procedures.

Office of the United States Attorney, Eastern District of
New York, Criminal Division
Student Intern

June 1987 - December 1987

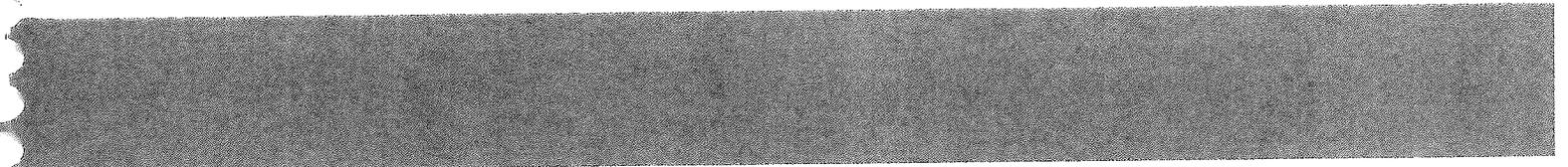
Assisted in trial preparation of major narcotics and bribery cases, including interviews of witnesses and examination of evidence; researched various criminal law and procedure issues and prepared memoranda of law.

ELECTED/APPOINTED POSITIONS:

Mayor, Middletown Township	1998
Deputy Mayor, Middletown Township	1997, 2000, 2001
Middletown Township Committee Member	1996 - 2003
Planning Board, Middletown Township	1996 - 2000
County Committeeman, District 29, Middletown Township	1994 - 1999

MEMBERSHIPS/ADMISSIONS:

New York Bar, 1989
New Jersey Bar, 1988
United States District Court - District of New Jersey,
Southern District of New York, Eastern District of
New York
United States Court of Appeals, Third Circuit
New York State Bar Association
New Jersey State Bar Association
Former Member, Board of Directors, New Jersey State Bar Association
Land Use Law Section
Monmouth County Bar Association
Monmouth County Bar Association, Chairman, Real Estate and
Land Development Committee, 2007-2008
Named New Jersey Super Lawyer
Former Member, Board of Directors (Executive Committee), Community YMCA
Member, Board of Trustees, Lunch Break
Member, Real Estate Advisory Board, Monmouth University Real Estate Institute
Former Member, Advisory Board, Two River Community Bank



SECTION III. PRO-FORMA STATEMENT

FINANCIAL SUMMARY

	TOTALS
	6
CLOSING REVENUE:	
HOUSING	[REDACTED]
EXTRAS	[REDACTED]
TOTAL HOUSING REVENUE	[REDACTED]
COST OF SALE:	
APPROVALS AND SOFTS	[REDACTED]
BUILDINGS AND GARAGES	[REDACTED]
PROJECT ACQUISITION	[REDACTED]
ADDITIONAL SITE WORK	[REDACTED]
CONSTRUCTION OVERHEAD	[REDACTED]
SERVICE/WARRANTY COSTS	[REDACTED]
TOTAL COST OF SALE	[REDACTED]
SELLING EXPENSE:	
COMMISSIONS	[REDACTED]
ADVERTISING, MARKETING & TRAILER SETUP	[REDACTED]
GENERAL SALES OFFICE COSTS	[REDACTED]
TOTAL SELLING EXPENSE	[REDACTED]
INTEREST EXPENSE:	[REDACTED]
TOTAL PROJECT COST	[REDACTED]

SECTION IV. TECHNICAL INFORMATION

5. **THE BLUFFS**

16 For Sale Townhomes in Point Pleasant, NJ
Developer – Kalian Management

6. **16 E NEW STREET**

Two Family For sale home in Sea Bright
Developer – Kalian Management

7. **15 W LINCOLN**

10 Unit Apartment Building Atlantic Highlands, NJ with Surface Parking
Property Manager – Kalian Management
Developer – Kalian Management

8. **BAY VILLAGE**

22 Unit Apartment Building in Atlantic Highlands with Surface Parking and Ground floor office space
Property Manager – Kalian Management
Developer – Kalian Management

GLOBE COURT

Red Bank, NJ
40 Unit Multi-family Apartment Building
Approved: Spring 2023
Anticipated Start: Fall 2023



21 WASHINGTON

Carteret, NJ
153 Unit Multi-family Apartment Building
Construction Underway
Anticipated Finish: Fall 2024



THE BLUFFS

Point Pleasant, NJ
16 Town Homes
Completed 2021



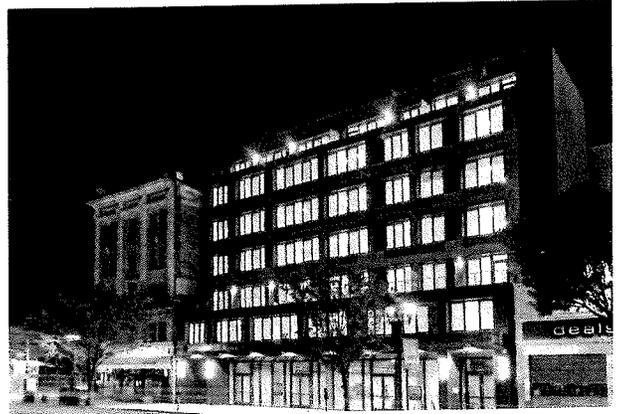
SIDDON'S COURT

Island Heights, NJ
12 Single-family Homes
Construction On-going
6 out of 12 Homes Closed



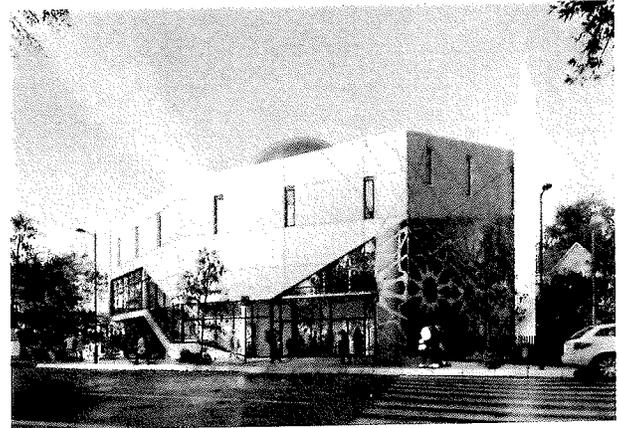
479 BROADWAY

Bayonne, NJ
79 Unit Multi-family Apartment Building
104,000 SF
Project Cost: \$21M
Completed 2020



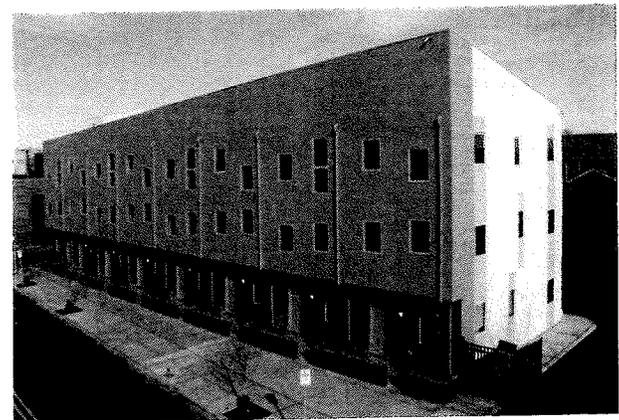
530 MONTGOMERY STREET

Jersey City, NJ
Muslim Federation of New Jersey
15,000 SF
Project Cost: \$30M
Completion Expected Fall 2023



JACKSON GREEN

Jersey City, NJ
22 Unit Multi-family Apartment Building
Modular Fabrication
40,000 SF
Project Cost: \$3.4M
Completed: 2014



PROJECT/CLIENT REFERENCES

HOMEOWNER

FRANK LAWRENCE, HEAD COACH
RED BANK CATHOLIC GIRL'S SOCCER
PRESIDENT, NJGSCA

HOMEOWNER

DR. DONALD MACDONALD
25 VILLAGE ROAD
SEA BRIGHT, NJ

[REDACTED]

INVESTOR

PETER MCCARTHY, PJM CAPITAL
LITTLE SILVER, NJ

[REDACTED]

INVESTMENT PURCHASER

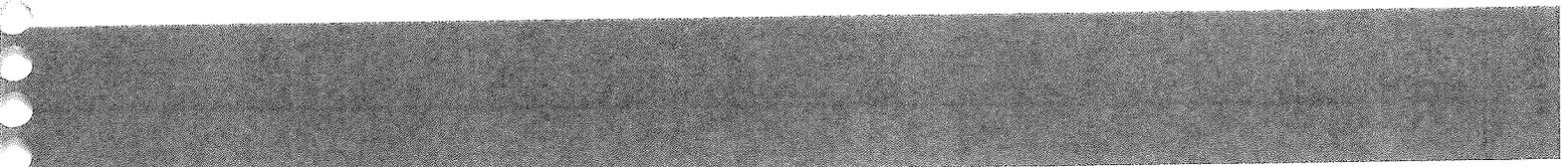
JIM LAUFER, LAUFER CAPITAL

[REDACTED]

INVESTMENT PURCHASER

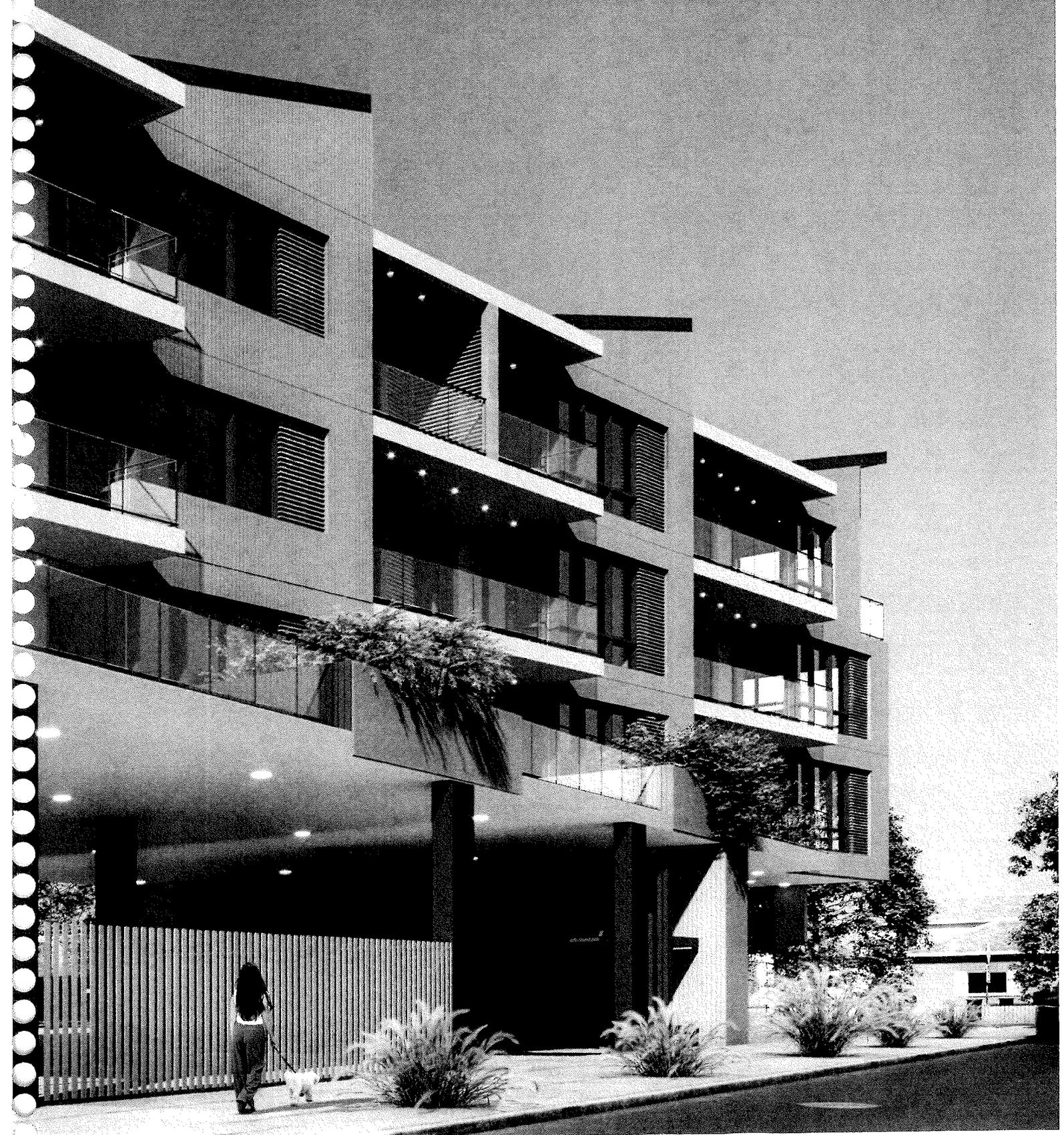
SUZANNE ADAMS

[REDACTED]

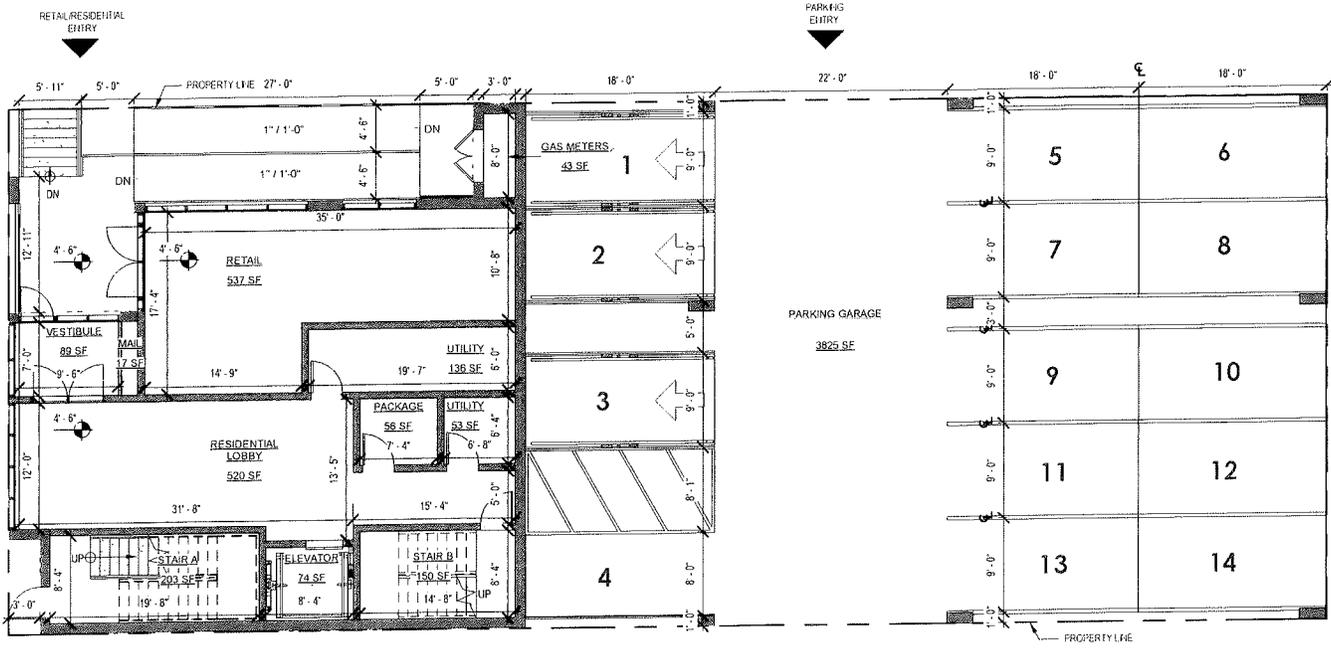


SECTION V. SUPPLEMENTAL INFORMATION

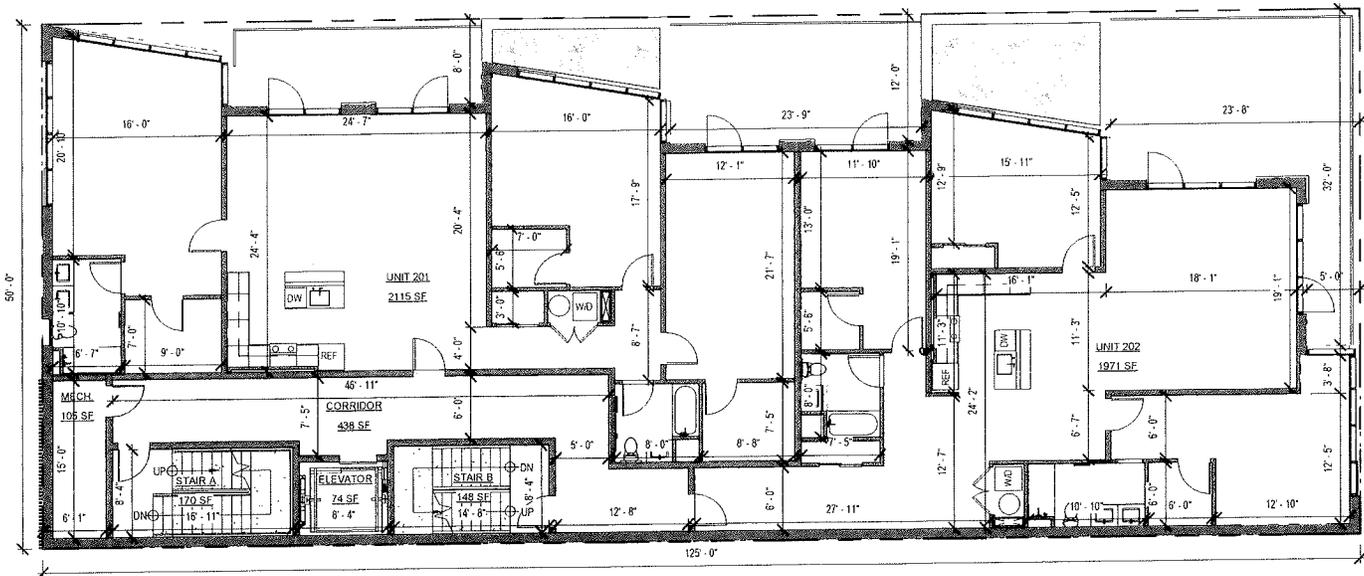
PROPOSED RENDERED VIEW



PROPOSED FLOOR PLANS



FIRST FLOOR PLAN



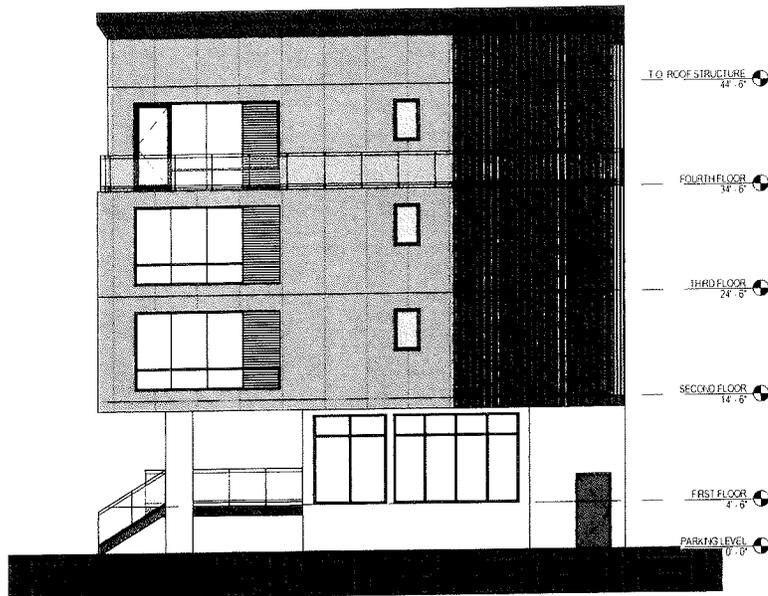
SECOND FLOOR PLAN

REQUEST FOR PROPOSALS 10 EAST OCEAN AVENUE
BOROUGH OF SEA BRIGHT, NEW JERSEY

PROPOSED ELEVATIONS



EAST SURF STREET ELEVATION



OCEAN AVENUE ELEVATION

REQUEST FOR PROPOSALS 10 EAST OCEAN AVENUE
BOROUGH OF SEA BRIGHT, NEW JERSEY

FORM A-2

CONSENT TO INVESTIGATION

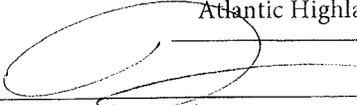
The Proposer hereby gives its consent to the Borough of Sea Bright, Monmouth County, New Jersey, or its authorized representatives to investigate and verify all information contained in the proposal submitted herewith in response to the Request for Qualifications/Request for Proposals, dated Aug 4 2023, including financial and law enforcement information with respect to the proposer. The proposer agrees that all financial institutions, law enforcement agencies, and regulatory agencies are authorized to release information verifying those representations and/or submissions made by the proposer. The proposer further agrees that the Borough of Sea Bright and/or its authorized representatives are authorized to inspect all premises and relevant records of said business entity in order to verify information contained herein.

The proposer agrees that a photocopy of this Consent to Investigation may be accepted by any agency or institution in lieu of the original.

Name of Proposer: Kalian Management

Proposer's Address: 2 Hennessey Blvd

Atlantic Highlands NJ 07716

By: 
(Signature)

Name: Tyler Kalian

Title: Vice President

Date: 8/4/2023