

Low and Moderate Income Projects



CES has extensive experience with low and moderate income housing, senior age restricted projects and assisted living facilities.

Clients include:

- Community Investment Strategies
- Ingerman Affordable Housing
- Jewish Federation Apartments
- Pennrose Properties
- Fair Share Housing Development

- **Ethel Lawrence Homes** - *Mount Laurel, Burlington County, NJ* - This is the project that led to the Mt. Laurel decision. It includes 140 units of townhomes and apartments managed by Fair Share Housing Development.
- **The Oaks at Weatherby** – *Woolwich, Gloucester County, NJ* - is an 86 apartment low/mod development on 10.7 acres within the Weatherby section of Woolwich Township. The project has final approval from the Township, and we are perfecting the plans and obtaining permits at this time. Community Investment Strategies (CIS) is the builder and owner. The development consists of a private loop road (Oaks Drive) off a new Township Road with 197 parking spaces for 86 units in 8 buildings, and a community center and tot lot within the center open space area. Public water and sewer through Aqua NJ and a pump station is included. One stormwater management basin is provided.
- **Jewish Federation Apartments** - *Cherry Hill Township, Camden County, NJ* - This senior low and moderate income project involved the addition of a 10-story residential apartment building on a 3.1 acre site already occupied by a 12-story building and associated parking facilities. (pictured above, bottom left)
- **Royal Crescent Apartments** – *East Greenwich, Gloucester County, NJ* - Royal Crescent is a brand new 65 unit community owned and operated by Community Investment Strategies. It was designed as a part of a residential PUD consisting of single family homes current being built by Ryan Homes and Fentell Homes and townhomes by Ryan. (Pictured above – top left)
- **Chelton Terrace Apartments** - *Camden City, Camden County NJ* - Developed in cooperation with the Camden City Housing Authority and Ingerman Development, this project consists of 187 residential units constructed in three phases. It required demolition of the existing units, reconstruction of several streets, and attention to adjacent railroad tracks.
- **Bridgeton Hope VI Revitalization Project** - *City of Bridgeton, Cumberland County, NJ*. This is a multi-phase project by Ingerman Development that consists of the construction of new twin and single units on multiple sites throughout Bridgeton. Phases I and II consist of 114 new units and a management building that were constructed in 2004.



consulting engineer services

Engineers, Planners, and Land Surveyors

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