



Year of the Delaware?

Philly and her suburbs have had an **estranged relationship** with the Delaware River over the years. (No need to get into the he said/she said, but it got ugly for awhile.) But several key redevelopments of **former industrial districts** are helping to rekindle the romance.

Bensalem's New Eco-Friendly Development



After a 10-year effort to rezone and redevelop an industrial swathe of Bensalem Township, Phase 1 of Mignatti Cos' and Resmark Land and Housing's **Waterside** is breaking ground, bringing **176 homes** to the riverfront. Expect homes in Phase 1 to range from **1,300 to 3,000 SF**. (Also expect some **killer sunsets** for the homeowners, who will number close to **600** when the full development is completed.) Resmark SVP **Alex Johns** tells us that her favorite part is the **natural amenities**: 25% of the land will be preserved for trails and recreation, with existing wetlands restored and a marina, boating, and fishing facilities to be developed.



Above is Mignatti CEO **Steve McKenna**, whose firm's communities include 55-plus resort community **Heritage Point** in Barnegat, NJ; the **Golf Club Estates** in Warwick; and custom homes in Barnegat and Huntingdon Valley. **Waterside** is also very walkable and connects right to the **Northeast Corridor**—an example of an optimal site for infill that's easy to overlook. Alex says Resmark will keep its eye on submarkets lacking in **new residential product** and at JVs with homebuilders like Mignatti that have **established presence** in their communities.