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Estling Village Upgrades Amenities to Accommodate Modern Needs

Luxury Townhome Rental Community in Denville Offers Newly Renovated Clubhouse with Work and Recreation Spaces Designed for Safe Use



Estling Village, the luxury townhome rental community in Denville, has upgraded its amenity offering to accommodate residents who are spending more time at home, developer JMF Properties announced today.

JMF recently renovated the community's clubhouse to include an updated business center, resident lounge and fitness center. The spaces were renovated with both resident enjoyment and safety in mind.

The newly furnished business center includes separate seating areas that can be used simultaneously with appropriate social distancing. A new conference table was added that can be reserved for meetings or business events.



The newly decorated resident lounge now boasts a number of new features and designer touches, including a new billiards table and a brand new Smart TV with surround sound that can be reserved for major televised sports events and other special occasions. Decorative barn doors were added to provide an additional layer of privacy to the space.

The fitness center was expanded in size to allow more room for residents to socially distance and exercise safely, and to make room for brand new, state-of-the-art exercise equipment and Smart TVs. Other amenities include a picnic area with barbecue grills, lush tree-lined walkways and courtyards, bicycle storage, and a recently added dog park.

All homes at Estling Village have private entrances with secure keyless entry and either an attached or detached garage. The townhome-style design means residents can access their home directly without the need to share elevators or corridors, making appropriate social distancing easy.

One of the hallmarks of the Estling Village lifestyle is having the Denville train station at your doorstep and the shops and restaurants of downtown Denville just a short drive or bike ride away. But with residents spending more time at home in the current environment, JMF Properties knew updating its amenity spaces would enhance residents' day-to-day enjoyment of the community.

"The quality of life of our residents is always our number one priority, and with the lifestyle needs of renters shifting in recent months, we thought it was a good time to update our amenity offering to allow for more efficient, safe, and enjoyable use of the spaces," said Joseph M. Forgione, the founder and principal of JMF Properties. "People are staying home more often and they need safe places to work and exercise. It's our job to respond to the evolving needs of our residents. When we see a way that we can better meet those needs, we respond quickly and efficiently."

"Aesthetically the updates are consistent with the elegant, art deco style we implement at all of our properties," Mr. Forgione added. "It is something we are proud to showcase and we are certainly encouraged by the consistent positive feedback we have been receiving from our residents."

Located at 30 Estling Lake Road, right next to the Denville train station, Estling Village is a collection of 100 townhome-style rental residences that offer renters spacious, well-appointed interiors and an amenity-rich lifestyle. One- and two-bedroom layouts with up to 2 ½ baths are available, with a den/library also available in select homes.

Designed to offer renters the experience of luxury townhome living, Estling Village features innovative architectural design and an attention to detail not often found in today's market. Designer finishes and appointments include European contemporary cabinets, gourmet kitchens with Whirlpool® stainless steel appliances and white quartz countertops, hardwood vinyl plank flooring in living areas, wall-to-wall bedroom carpeting, stacked individual washer and dryer, and central air conditioning.

JMF offers residents of Estling Village a number of conveniences and services such as professional on-site management, while an online portal allows residents to make rent payments, submit maintenance requests, receive package notifications and communicate with management from their computer or phone. Dogs and cats are welcome in select homes and dog owners can take advantage of the brand-new, on-site dog park.

Named after nearby Lake Estling, Estling Village offers an ideal Morris County location that is underscored by its intimate setting. The community is tucked into a quiet, tree-lined street, but it offers immediate access to Routes I-80, I-287, 46, 53, 10 and 24. Downtown Rail commuters can walk to the Denville Train Station, which provides direct service to Manhattan on both the Montclair-Boonton and Morristown NJ TRANSIT lines.

Denville is home to numerous parks and nature preserves, as well as four lakes, making it ideal for hiking, biking and other outdoor recreation. The community boasts a classic American downtown with restaurants, pubs, coffee shops, independent retailers and more. The Township's Recreation Department offers a wide variety of sports and activities for both children and adults, including tennis, fishing, bowling, volleyball, basketball, softball, ski & snowboard programs, classes and camps. The school system is widely regarded as excellent, with above average test scores and a high school that is consistently ranked in the top 20 percent in the state by New Jersey Monthly Magazine.

For more information or to schedule a tour, please call (973) 878-0794 or visit www.EstlingVillageApartments.com.

About JMF Properties

Under the leadership of Joseph M. Forgione and his 25 years of experience in the industry, JMF Properties has developed a reputation for creating residential, retail and mixed-use communities of lasting value in some of the state's most desirable locations. Mr. Forgione has developed more than 2,500 residential units and multiple commercial and retail properties during his career, with more than a dozen current projects totaling one million square feet of retail and 1,800 residential units in various stages of approval or construction, ranging from transit-oriented developments to urban and suburban retail centers to sprawling office parks.

As a former long-time Commissioner of the New Jersey Sports and Exposition Authority, a graduate of civil engineering, and a member of the New Jersey Civil Engineers, Mr. Forgione understands the unique responsibilities and needs of all stakeholders involved in the development process, including local government officials, architects, construction managers, investment partners, community members and end users. This holistic approach to development has been vital to JMF's success, allowing the company to identify under-valued assets, forge strategic partnerships, and develop dynamic residential and retail properties that enhance their host communities, including the first residential community designed for WELL certification in New Jersey. www.jmfproperties.com.