

Paula Kosko

From: John C. Gillespie <JCG>
Sent: Tuesday, August 9, 2022 4:29 PM
To: 'James Mancini'; Jim Mancini
Cc: Paula Kosko; staylor@tdgplanning.com; Matthew Arnold; Joan T. Horner; Jim Mancini
Subject: RE: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

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Thanks Jim; I'm fine w/ your methodology. No need for an outside consultant.

John C. Gillespie, Esquire
Of Counsel
Municipal, Government and Redevelopment

PARKER McCAY P.A.
O: 856-985-4083
jgillespie@parkermccay.com

From: James Mancini <jmancini@staffordnj.gov>
Sent: Monday, August 8, 2022 4:42 PM
To: John C. Gillespie <jgillespie@parkermccay.com>; 'jmancini@hainesporttownship.com' <jmancini@hainesporttownship.com>
Cc: Paula Kosko <pkosko@hainesporttownship.com>; staylor@tdgplanning.com; Matthew Arnold <xxxxxxx@xxxxxxxxxxx.xxx>; Joan T. Horn er <jhorner@parkermccay.com>; Jim Mancini <jmancini@hainesporttownship.com>
Subject: RE: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

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Hi John,

The easement crosses over lots 9 & 10. Lots 9 & 10 are also assessed together with lots 11, 12 & 13. Together the lots total 24.56 acres or 1,069,833 square feet as shown on Tax List. The assessed value for all 5 lots is 686,800. Dividing this by .8566 (22' Ratio) = an estimated True Value of \$801,774. Using this given info I can work up an estimate as follows:

1,069,833 SF / 801,774 (Value) = \$1.334 per SF

The easement appears to be 20 x 413' (398' + 15' for inlet) although my copy is not to scale. This would total 8,260 SF
8,260 SF X \$1.334 per SF = \$11,019

From this an easement of this type would generally call for a multiplier of 50-90% to be applied, therefore an assumed value range for this storm sewer easement could be in the \$5,500 - \$10,000 range.

If preferred, the municipality may want to consider hiring an outside expert/appraiser who would be able to look at this a bit differently and could research comparable sales, etc to arrive at his or her opinion of value. Of course there would be a fee attached to that and it may take some time. My quick work up is applying what I have learned about valuing easements over the years and utilizing the existing assessed value information as shown on tax list and tax maps.

Hope this is helpful. Let me know if you have any questions.
Thank you,
Jim

From: John C. Gillespie <jgillespie@parkermccay.com>
Sent: Monday, August 8, 2022 3:06 PM
To: James Mancini <jmancixx@xxxxxxxxxx.xxx>; 'jmaxxxxx@xxxxxxxxxxxxxxxxxxxxxxx.xxx'
<xxxxxxxx@xxxxxxxxxxxxxxxxxxxxxxx.xxx>
Cc: Paula Kosko <pkosko@hainesporttownship.com>; xxxxxxx@xxxxxxxxxxxxxxx.xxx; Matthew Arnold
<xxxxxxx@xxxxxxxxxxxxxxx.xxx>; Joan T. Horner <jhorner@parkermccay.com>
Subject: FW: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

[EXTERNAL EMAIL] **WARNING: This email originated from outside this organization. Please validate the sender's email address and do not click links or open attachments unless you recognize the sender and are expecting the message.**

Hey Jim, hope you're doing well. We need an estimate of value for a 20' x 389' stormwater drainage easement we're giving to a developer to build a 41 unit development on Bancroft Lane. Scott's drawings above relate to same; the one in particular is the one ending in 522 above. What would you need to give us an idea of what we should be charging for this exclusive easement? Thanks.

John C. Gillespie, Esquire
Of Counsel
Municipal, Government and Redevelopment

PARKER McCAY P.A.
O: 856-985-4083
jgillespie@parkermccay.com

From: Scott Taylor <Staylor@tdgplanning.com>
Sent: Monday, August 8, 2022 12:57 PM
To: John C. Gillespie <jgillespie@parkermccay.com>; Paula Kosko <xxxxxxx@xxxxxxxxxxxxxxxxxxxxxxx.xxx>
Cc: Matthew Arnold <marnold@parkermccay.com>; Joan T. Horner <xxxxxxx@xxxxxxxxxxxxxxx.xxx>
Subject: RE: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

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John,

Easement info and my letter.

Scott D. Taylor, AICP, PP, LLA, LEED AP
Vice President

856.810.3443 Ext. 201



Taylor Design Group, Inc.

**131 Hartford Road
Mt. Laurel, NJ 08054**

Community Planning Landscape Architecture Park Planning & Design Economic Development

From: Scott Taylor

Sent: Thursday, August 4, 2022 5:11 PM

To: John C. Gillespie <jgillespie@parkermccay.com>; Paula Kosko <xxxxxx@xxxxxxxxxxxxxxxxxxx.xxx>

Cc: Matthew Arnold <marnold@parkermccay.com>; Joan T. Horner <xxxxxx@xxxxxxxxxxx.xxx>

Subject: RE: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

Yes, will do.

Scott D. Taylor, AICP, PP, LLA, LEED AP
Vice President

856.810.3443 Ext. 201



Taylor Design Group, Inc.

**131 Hartford Road
Mt. Laurel, NJ 08054**

Community Planning Landscape Architecture Park Planning & Design Economic Development

From: John C. Gillespie <jgillespie@parkermccay.com>

Sent: Thursday, August 4, 2022 4:56 PM

To: Scott Taylor <Staylor@tdgplanning.com>; Paula Kosko <pkosko@hainesporttownship.com>

Cc: Matthew Arnold <marnold@parkermccay.com>; Joan T. Horner <xxxxxx@xxxxxxxxxxx.xxx>

Subject: RE: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

Ok; let's do 10. Scott, can you set it up as a Zoom so you can share your screen with everyone? Matt's new to this project and it's helpful to have someone navigating the site for us. Thanks.

John C. Gillespie, Esquire
Of Counsel
Municipal, Government and Redevelopment

PARKER McCAY P.A.
O: 856-985-4083
jgillespie@parkermccay.com

From: Scott Taylor <Staylor@tdgplanning.com>
Sent: Thursday, August 4, 2022 4:19 PM
To: John C. Gillespie <jgillespie@parkermccay.com>; Paula Kosko <xxxxxx@xxxxxxxxxxxxxxxxxxx.xxx>
Cc: Matthew Arnold <marnold@parkermccay.com>; Jim Mancini <jmancini@hainesporttownship.com>; Joan T. Horner <jhorner@parkermccay.com>
Subject: RE: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

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Monday at 10 AM would work.

Scott D. Taylor, AICP, PP, LLA, LEED AP
Vice President

856.810.3443 Ext. 201



Taylor Design Group, Inc.

**131 Hartford Road
Mt. Laurel, NJ 08054**

Community Planning Landscape Architecture Park Planning & Design Economic Development

From: John C. Gillespie <jgillespie@parkermccay.com>
Sent: Thursday, August 4, 2022 3:04 PM
To: Paula Kosko <pkosko@hainesporttownship.com>
Cc: Scott Taylor <Staylor@tdgplanning.com>; Matthew Arnold <xxxxxx@xxxxxxxxxxxxxxxxxxx.xxx>; Jim Mancini <xxxxxx@xxxxxxxxxxxxxxxxxxx.xxx>; Joan T. Horner <xxxxxx@xxxxxxxxxxxxxxxxxxx.xxx>
Subject: Re: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

I've deleted Dave Frank from the stream. I'm clear Monday morning I think. What time?

Sent from my iPhone

On Aug 4, 2022, at 3:01 PM, Paula Kosko <pkosko@hainesporttownship.com> wrote:

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Scott,

I do think we are at a point to pick up our discussions and work on conceptual, using input from our 2019 meetings with the advisory committee. The LOI was completed August, 2021.

Paula Kosko, MPA/RMC
Administrator/Municipal Clerk
Hainesport Township
1401 Marne Highway
PO Box 477
Hainesport NJ 08036
(609) 267-7114 - Phone
(609) 261-4762 - Fax

From: Scott Taylor <Staylor@tdgplanning.com>
Sent: Thursday, August 04, 2022 2:29 PM
To: John C. Gillespie <jgillespie@parkermccay.com>; David Frank <xxxx@xxxxxxxxxxxxxxx.xxx>
Cc: Matthew Arnold <marnold@parkermccay.com>; Paula Kosko <xxxxxx@xxxxxxxxxxxxxxxxxxxxxxx.xxx>;
Jim Mancini <jmancini@hainesporttownship.com>; Joan T. Horner <jhorner@parkermccay.com>
Subject: RE: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

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John,

Just sending this to Hainesport folks.

While that easement may have a trail on part of it, it may not extend the full length.

Paula,

Do you think we are at a point to advance discussions about what the Town would like to do for the park, and develop a concept plan?

Scott D. Taylor, AICP, PP, LLA, LEED AP
Vice President

856.810.3443 Ext. 201



Taylor Design Group, Inc.

131 Hartford Road
Mt. Laurel, NJ 08054

From: John C. Gillespie <jgillespie@parkermccay.com>
Sent: Thursday, August 4, 2022 1:23 PM
To: David Frank <xxxx@xxxxxxxxxxxx.xxm>
Cc: Matthew Arnold <marnold@parkermccay.com>; Paula Kosko <xxxxxx@xxxxxxxxxxxxxxxxxxxxxxx.xxx>; Scott Taylor <Staylor@tdgplanning.com>; 'xxxxxxxx@xxx.xxxxxxxxx.xx.xx' <xxxxxxxx@xxx.xxxxxxxxx.xx.xx>; 'jmancini@hainesporttownship.com' <xxxxxxxx@xxxxxxxxxxxxxxxxxxxxxxx.xxx>; Joan T. Horner <jhorner@parkermccay.com>
Subject: RE: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

Thanks Dave. Can you also get me the plans to make that easement a trail, or some public improvement? My recollection, and I'm including Paula and Scott on this as well as Matt Arnold, who will prepare the Easement Agreement, is that there is value to the easement (which we'll have the assessor, Jim Mancini, who is also copied here, determine); and there's an offset to that value in the value the developer is going to bring to the township in making the easement a nature trail or something like that. We need to both quantify that value (to satisfy the lands and buildings law), and to describe it as consideration in the Agreement. Finally, has your client submitted anything to DEP yet, or are they waiting for JLUB approval? Thanks.

John C. Gillespie, Esquire
Of Counsel
Municipal, Government and Redevelopment

PARKER McCAY P.A.
O: 856-985-4083
jgillespie@parkermccay.com

From: David Frank <xxxx@xxxxxxxxxxxxxxx.xxx>
Sent: Wednesday, August 3, 2022 4:35 PM
To: John C. Gillespie <jgillespie@parkermccay.com>
Subject: FW: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

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John,

The easement R&M want from the Twp. is detailed on the attachment described as 9 Proff OSS DiaSen 5-27-22R4

Dave

From: Jack J Gravlin Jr., P.E. <jjgpe@verizon.net>
Sent: Tuesday, July 5, 2022 10:25 AM
To: Paula Kosko <pkosko@hainesporttownship.com>
Cc: David Frank <xxxx@xxxxxxxxxxxxxxx.xxm>; Robert Kingsbury <rekingsbury@kingsburylaw.net>; Rami Hassidim <ramiyh@gmail.com>; Chris Aivazoglou <cvxxxxxx@xxxxx.xxx>; John C. Gillespie <xxxxxxxx@xxxxxxxxxxxxxxx.xxx>; Joan T. Horner <jhorner@parkermccay.com>; Martin Miller, PE

<mgmiller@alaimogroup.com>; Scott Taylor <Staylor@tdgplanning.com>

Subject: Township Park Easement for Longbridge Estates, Diamantis / R&M Development

Hi Paula,

Attached are the following: Transmittal Letter / Request for Consent and Plan Sheets 2,4,9, R4
Dated 5/27/2022.

By copy of this Email I am requesting our attorney, David Frank, Esq., confirm the formal
request for consent.

Hard copies will be delivered to you office later today. Thank you.

Jack

Jack J. Gravlin Jr., P.E.
Professional Engineer
609-965-0405 (Phone / Voice Mail)
609-965-0105 (Fax)

Mailing Address
P.O. Box 221
West Berlin, NJ 08091

xxxxx@xxxxxxxx.xxx