

# CARLUCCIO, LEONE, DIMON, DOYLE & SACKS, L.L.C.

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November 21, 2019

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## In Memoriam

Richard K. Sacks  
Daniel J. Carluccio

TO: Property Owners' Within 200 ft.

RE: Berkeley Nine Estates, LLC  
Lots 15, 27 and 29, Block 1014  
Berkeley Township, New Jersey

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As you may be aware, the Applicant is scheduled for a Preliminary Major Subdivision hearing on December 5, 2019. Prior to that hearing, it was the intention of the Applicant to meet with property owners within 200 ft. of the boundary line of the application in addition to any other interested parties. As a result of certain issues that have come up with respect to the application and amendments to the Plan that the Applicant will make, the Applicant has requested that the hearing before the Planning Board be adjourned to the March, 2020 meeting. Prior to that formal hearing, we are inviting interest parties to a meeting at the Berkeley Elks on February 6, 2019 from 6:00 p.m. – 8:00 p.m. You will receive formal notice of the hearing on the application of Berkeley Nine Estates for Preliminary Subdivision of 60 single-family residential homes and four (4) to six (6) mixed use commercial/residential rental units.

The purpose of this letter is to invite you to a preview of the application so as to explain the application, address your concerns and to provide an informal opportunity to ask questions. Please understand that this meeting is not a substitute for the public hearing before the Planning Board in March, 2020 where the applicant will present its application and the public will have an opportunity to be heard. The application was scheduled for hearing on December 5, 2019. Berkeley Nine Estates, LLC will be required to re-notice property owners within 200 ft.

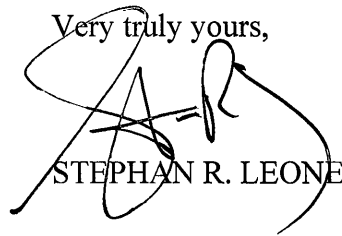
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November 20, 2019

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As stated above, the informational meeting hosted by the applicant will take place from 6:00 p.m. – 8:00 p.m. on February 6, 2020 at the Berkeley Elks, 247 Atlantic City Boulevard (Rt. 9), Bayville, New Jersey. Should you have any questions, you may contact Maureen DeRose, assistant to Stephan R. Leone, Esq., attorney for applicant at [mderose@cldds.com](mailto:mderose@cldds.com) or Stephan R. Leone, Esq. at [srleone@cldds.com](mailto:srleone@cldds.com) or at (732) 797-1600.

Very truly yours,



STEPHAN R. LEONE

SRL:mcs

cc: Mr. Edwin Hale, Applicant  
Mr. Stu Challoner, Project Engineer  
Ms. Kelly Hugg, Planning Board Secretary  
Greg McGuckin, Esq, Planning Board Attorney