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June 8, 2017

**VIA E-MAIL ONLY**

Ms. Patti Zotti, Land Use Board Secretary  
TOWNSHIP OF MANSFIELD  
100 Port Murray Road  
Port Murray, New Jersey 07865

Re: Brinkerhoff Enterprises, Inc.

Dear Ms. Zotti:

I represent Brinkerhoff Enterprises, Inc. The Land Use Board adopted the Memorializing Resolution confirming granting Final Major Subdivision approval of the nine lot subdivision at the June 20, 2016 regular meeting. A condition of approval relating to repairs made to the outlet control structure for the detention basin led to the Municipal Engineer's request to submit volume calculations for the basin and an "as-built" for the detention basin. The calculations and "as-built" have been submitted to the Municipal Engineer for his review. The Municipal Engineer's review was a pre-requisite to commenting on the applicant's request that the Township accept dedication of "Brantwood Terrace". Acceptance of dedication is directly related to finalizing the Developer's Agreement (which is being discussed at the Township Committee level along with whether or not a "traffic calming device" is needed) and whether or not a performance guarantee is required. Condition 10 of the Resolution required either: posting a performance guarantee and a Developer's Agreement or confirmation that all improvements have been completed, thereby eliminating the need for a performance guarantee. All of these moving parts are inter-related.

We have received Municipal and Land Use Board Engineer DiSessa's June 6, 2017 report addressing the above matters. The applicant's engineer and the undersigned are reviewing the report with Mr. Brinkerhoff. As soon as a decision is reached whether to install the traffic calming device or bond for this work, we will be to finalize the developer's agreement for Township Committee acceptance and signature and sign and file the final subdivision plat.

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My client would like to file the major subdivision plat in accordance with N.J.S. 40:55D-52 and N.J.S. 40:55D-54 as soon as possible. We note that the 95 day initial time period within which the signed final plat shall be filed has not commenced. Please contact me if you have any questions. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Alan Y. Lowcher", with a long, sweeping horizontal stroke at the end.

Alan Y. Lowcher

AYL:ayl

Cc: Ronald Brinkerhoff, President, Brinkerhoff Enterprises, Inc.  
Michael B. Lavery, Esq., Township Attorney  
William R. Edleston, Esq., Land Use Board Attorney  
Drew DiSessa, PE, Land Use Board Engineer/Municipal Engineer  
Peter W. Olieman, PE, Applicant's Engineer