

Reese, Cathy

From: Reese, Cathy
Sent: Friday, January 27, 2023 3:04 PM
To: Krane, Mark; Daniel Croson; george.lazo@marriott.com; gpdviper@aol.com; Lisa Lontai; Sordillo, Victor J.
Subject: message from resident

Francesca Kennedy called for Gary regarding the Chubb Property
[REDACTED]

Do you want me to call her back and tell her we don't own the property and we have no comment because we are currently in litigation with the property owner.
[REDACTED]

Cathy Reese
Township Clerk
Township of Warren
46 Mountain Blvd.
Warren, NJ 07059
908-753-8000 ext. 223
www.warrennj.org

Reese, Cathy

From: Sordillo, Victor J.
Sent: Friday, January 27, 2023 6:59 PM
To: Reese, Cathy; Krane, Mark; Daniel Croson; george.lazo@marriott.com; gpdviper@aol.com; Lisa Lontai
Subject: Re: message from resident

She was in attendance at the group meeting that George and I held. I would just tell her that we can't continue comment due to the litigation.

Get Outlook for iOS

From: Reese, Cathy <creese@warrennj.org>
Sent: Friday, January 27, 2023 3:04:16 PM
To: Krane, Mark <mkrane@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; george.lazo@marriott.com <george.lazo@marriott.com>; gpdviper@aol.com <gpdviper@aol.com>; Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vsordillo@warrennj.org>
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Warren, NJ 07059
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Reese, Cathy

From: Krane, Mark
Sent: Friday, March 10, 2023 3:52 PM
To: Lisa Lontai; Jeffrey Lehrer
Cc: Sordillo, Victor J.
Subject: RE: An idea

Lisa
Interesting idea
Mark

From: Lisa Lontai <llontai@warrennj.org>
Sent: Wednesday, March 8, 2023 2:40 PM
To: Jeffrey Lehrer <jlehrer@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>
Cc: Sordillo, Victor J. <vsordillo@warrennj.org>
Subject: An idea

Good afternoon,

I saw this article: <https://www.njeda.com/two-new-real-estate-programs-to-support-construction-and-film-infrastructure/> and I was thinking do you think the owner of the Chubb site might consider this as an option. It is some type of PILOT program, but it seems like it might be a good fit.



PRESS RELEASE



Two New Real Estate Programs to Support Construction and Film Infrastructure - NJEDA

TRENTON, N.J. - The NJEDA Board on Wednesday approved the creation of two new real estate pilot programs - the Film & Digital Media Studio Infrastructure Program and the Construction Inflation Fund.

www.njeda.com

Reese, Cathy

From: Francesca Kennedy [REDACTED]
Sent: Wednesday, May 17, 2023 7:53 AM
To: Sordillo, Victor J.;DiNardo, Gary;Lisa Lontai;Daniel Croson;Lazo, George;Krane, Mark
Subject: Ordinance 2023-0144
Attachments: Image.jpeg

To our current TC,

I'm unable to attend the town committee meeting tomorrow evening, but I would like to know more about proposed ordinance 2023-0144. (Another reason to have the meeting also streamed through zoom, as I could attend virtually and ask during the meeting.)

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I as a resident am not in support of this without more information on why the survey is being done. Can a complete copy be made available to me remotely? Including maps of the area you are proposing the surveys to be done?

Thanks,
Francesca

Francesca Kennedy
[REDACTED]

Sent from my iPhone

Reese, Cathy

From: Krane, Mark
Sent: Wednesday, May 17, 2023 9:48 AM
To: Daniel Croson;gpdviper@aol.com;george.lazo@marriott.com;Lisa Lontai;Sordillo, Victor J.
Cc: jlehrer@newjerseylaw.net;Krane, Mark
Subject: FW: Ordinance 2023-0144
Attachments: Image.jpeg

Township Committee

Below is my proposed answer to Ms. Kennedy either by email or verbally at the meeting. Please advise as to how you would like me to respond by email or wait for the meeting.

Ms. Kennedy

The Township Committee by Resolution 2022-165 authorized an application to the NJ Department of Transportation for grant funding to repave and for related improvements to Mountainview Road from the Chubb driveway east bound to Round Top Road. On November 23, 2022 the Township was notified that it was approved for a \$327,470 grant. By ordinance 23-01 adopted on February 16, 2023 the Township Committee appropriated \$490,000 including the grant funds to fund the project.

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This project has nothing to do the former Chubb property but improves the road for Warren residents.

mark

Mark M. Krane

Township Administrator

Warren Township

46 Mountain Blvd. Warren,N.J. 07059

908 753-8000 ext. 250

From: Francesca Kennedy [REDACTED]
Sent: Wednesday, May 17, 2023 7:53 AM
To: Sordillo, Victor J. <vsordillo@warrennj.org>; DiNardo, Gary <gdinardo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; Lazo, George <glazo@warrennj.org>; Krane, Mark

4/19/2024

Opra-24-0168

<mkrane@warrennj.org>

Subject: Ordinance 2023-0144

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Thanks,
Francesca

Francesca Kennedy



Sent from my iPhone

Reese, Cat

From:

Sent:

To:

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Subject:

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Ms. Kenr

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Please a

Ms. Ke

4/19/2024

Opra-24-0168

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Thanks,
Francesca

Francesca Kennedy



Sent from my iPhone

--

Jeffrey B. Lehrer, Esq.

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HAVING CELEBRATED

OUR 100TH ANNIVERSARY IN 2017



DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC
15 Mountain Blvd.
Warren, N.J. 07059

Reese, Cathy

From: Daniel Croson
Sent: Wednesday, May 17, 2023 10:20 AM
To: jlehrer@newjerseylaw.net; Krane, Mark
Cc: gpdviper@aol.com; george.lazo@marriott.com; Lisa Lontai; Sordillo, Victor J.
Subject: Re: FW: Ordinance 2023-0144

Thanks guys.

Mark, I'm fine with replying to Ms. Kennedy via email. We can repeat the information at the meeting, but I don't want residents to think they have to come to a TC meeting to get answers on agenda items. We want to encourage them asking in advance.

--

Daniel Croson
Warren Township Committeeman
908-451-6910

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Wednesday, May 17, 2023 10:15 AM
To: Krane, Mark <mkrane@warrennj.org>
Cc: Daniel Croson <dcroson@warrennj.org>; gpdviper@aol.com <gpdviper@aol.com>; george.lazo@marriott.com <george.lazo@marriott.com>; Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>
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Ms. Kennedy:

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mark

4/19/2024

Opra-24-0168

On Wed, May 17, 2023 at 9:48 AM Krane, Mark <mkrane@warrennj.org> wrote:

Township Committee

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908 753-8000 ext. 250

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Sent: Wednesday, May 17, 2023 7:53 AM
To: Sordillo, Victor J. <vsordillo@warrennj.org>; DiNardo, Gary <gdinardo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; Lazo, George <glazo@warrennj.org>; Krane, Mark <mkrane@warrennj.org>
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Opra-24-0168

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Cedart

Sent from my iPhone

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(Somerset County)
908-757-7800 ext. 180
fax 908-757-8039

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Reese, Cathy

From: Gary Dinardo <gpdviper@aol.com>
Sent: Wednesday, May 17, 2023 10:25 AM
To: jlehrer@newjerseylaw.net
Cc: Krane, Mark; Daniel Croson; george.lazo@marriott.com; Lisa Lontai; Sordillo, Victor J.
Subject: Re: Ordinance 2023-0144

You can send that to him, but i will still mention that in public. Just remind me.

Sent from my iPhone

On May 17, 2023, at 10:15 AM, Jeffrey Lehrer <jlehrer@newjerseylaw.net> wrote:

See my edits:

Ms. Kennedy:

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Warren Township

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908 753-8000 ext. 250

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Sent: Wednesday, May 17, 2023 7:53 AM

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Sent from my iPhone

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Reese, Cathy

From: Krane, Mark
Sent: Wednesday, May 17, 2023 11:13 AM
To: Francesca Kennedy
Cc: Sordillo, Victor J.; DiNardo, Gary; Lisa Lontai; Daniel Croson; Lazo, George; Krane, Mark
Subject: RE: Ordinance 2023-0144

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Township Administrator

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908 753-8000 ext. 250

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Thanks,
Francesca

Francesca Kennedy

redact

Sent from my iPhone

Reese, Cathy

From: Darby Finkelstein [REDACTED]
Sent: Friday, May 19, 2023 12:44 PM
To: Sordillo, Victor J.; Lisa Lontai
Subject: Reconsideration of use of Zoom for TC Meetings

Dear Mayor Sordillo and Ms. Lontai,

In follow up to last night's meeting I am reaching out to just the two of you in an effort to keep this email under the "response becomes a meeting" size so you can respond freely. Anyway, I am writing in regards to the elimination of Zoom for Township Committee meetings and directing my email to both of you as you were the most vocal on the topic.

I respectfully request that you reconsider reinstating the Zoom option for Township Council meetings. As a busy parent of 3 teens my family schedule does not usually allow for my attendance in person at meetings. Zoom would allow me to attend when I am interested but not available to be there in person as was the case the evening that you were debating the Chubb property/Amazon warehouse issue. I feel it is the Council's duty to the constituents you are elected to represent to make these meetings as accessible as possible. While I understand that you make yourselves available via phone or email for any concerns that constituents care to air during public commentary, that is not a substitution for your constituents being able to listen in to the the discussions over all agenda items that take place during the TC meetings. In a nutshell, I may want to attend a meeting to hear business, not just to comment.

While I appreciate Ms. Lontai's concern for the impact of use of Zoom on mental health, I think that concern is more appropriately directed towards your role as the middle school nurse, rather than when making decisions on behalf of grown adult constituents that you are elected to represent. As a parent of 3 teens, I completely share your concern with the impact of social media on our youth; however I don't need your concern about my own mental health preventing me from attending in a truly live format the meetings of the officials elected to represent me. With all respect, my mental health has been more taxed by needing to take the time to write this email than if I could have gone on the record in real time via Zoom last night. If you have published research supporting the fact that a live Zoom is more detrimental to mental health than watching a live stream where active follow up is required by those that wish to share their voice, please do share it.

Kind regards,
Darby Finkelstein
[REDACTED]

Redact

Reese, Cathy

From: Reese, Cathy
Sent: Thursday, July 13, 2023 8:15 AM
To: Krane, Mark; Daniel Croson; DiNardo, Gary; george.lazo@marriott.com; Lisa Lontai; Sordillo, Victor J.
Cc: jlehrer@newjerseylaw.net; Donna Hands
Subject: FW: FW: [REDACTED] OPRA
Attachments: 2023-176 Executive Session JULY.doc

Is everyone OK with starting at 5:30 PM for Executive Session on Thursday, Jeff has a lot to discuss. I'll make sure dinner is here by 5:15 PM

Thanks
C

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Wednesday, July 12, 2023 4:58 PM
To: Reese, Cathy <creese@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>
Subject: Re: FW: [REDACTED] OPRA

Cathy: I will get back to you tomorrow on this.

REQUEST: I HAVE A LOT TO DISCUSS IN CLOSED ON THE CHUBB LITIGATION. CAN WE MAKE THE CLOSED AT 5:30? MARK IS OK WITH IT BUT I WANTED TO KNOW IF OK WITH THE OTHER MEMBERS OF THE TC. CAN YOU CHECK? Jeff

On Wed, Jul 12, 2023 at 4:19 PM Reese, Cathy <creese@warrennj.org> wrote:

Please review, are [REDACTED]

Please advise

C

From: Krane, Mark <mkrane@warrennj.org>
Sent: Wednesday, July 12, 2023 3:53 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: FW: [REDACTED] OPRA

4/19/2024

Opra-24-0168

Mark M. Krane

Township Administrator

Warren Township

46 Mountain Blvd. Warren,N.J. 07059

908 753-8000 ext. 250

From: Krane, Mark

Sent: Tuesday, July 11, 2023 4:55 PM

To: Reese, Cathy <creese@warrennj.org>

Subject: RE: [REDACTED] OPRA

See my notes but lets discuss. Before you respond

Does the letter format meet Albert's guidance

Mark M. Krane

Township Administrator

Warren Township

46 Mountain Blvd. Warren,N.J. 07059

908 753-8000 ext. 250

From: Reese, Cathy <creese@warrennj.org>

Sent: Tuesday, July 11, 2023 11:28 AM

To: Krane, Mark <mkrane@warrennj.org>

Subject: [REDACTED] OPRA

For your review

Cathy Reese

4/19/2024

Opra-24-0168

Township Clerk

Township of Warren

46 Mountain Blvd.

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Subject: Re: FW: [REDACTED] OPRA

ok with me

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Cc: jlehrer@newjerseylaw.net <jlehrer@newjerseylaw.net>; Donna Hands <dhands@warrennj.org>
Subject: Re: FW: [REDACTED] OPRA

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Lisa

From: Reese, Cathy <creese@warrennj.org>
Sent: Thursday, July 13, 2023 8:14 AM
To: Krane, Mark <mkrane@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; DiNardo, Gary <gdinardo@warrennj.org>; george.lazo@marriott.com <george.lazo@marriott.com>; Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>
Cc: jlehrer@newjerseylaw.net <jlehrer@newjerseylaw.net>; Donna Hands <dhands@warrennj.org>
Subject: FW: FW: [REDACTED] OPRA

Is everyone OK with starting at 5:30 PM for Executive Session on Thursday, Jeff has a lot to discuss. I'll make sure dinner is here by 5:15 PM

Thanks
C

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Wednesday, July 12, 2023 4:58 PM
To: Reese, Cathy <creese@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>
Subject: Re: FW: [REDACTED] OPRA

Cathy: I will get back to you tomorrow on this.

REQUEST: I HAVE A LOT TO DISCUSS IN CLOSED ON THE CHUBB LITIGATION. CAN WE MAKE THE CLOSED AT 5:30? MARK IS OK WITH IT BUT I WANTED TO KNOW IF OK WITH THE OTHER MEMBERS OF THE TC. CAN YOU CHECK? Jeff

4/19/2024

Opra-24-0168

On Wed, Jul 12, 2023 at 4:19 PM Reese, Cathy <creese@warrennj.org> wrote:

Please review, a [REDACTED]
[REDACTED]

C

From: Krane, Mark <mkrane@warrennj.org>
Sent: Wednesday, July 12, 2023 3:53 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: FW: [REDACTED] OPRA

Mark M. Krane
Township Administrator
Warren Township
46 Mountain Blvd. Warren, N.J. 07059
908 753-8000 ext. 250

From: Krane, Mark
Sent: Tuesday, July 11, 2023 4:55 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: RE: [REDACTED] OPRA

See my notes but lets discuss. Before you respond
Does the letter format meet Albert's guidance

Mark M. Krane
Township Administrator
Warren Township
46 Mountain Blvd. Warren, N.J. 07059
908 753-8000 ext. 250

From: Reese, Cathy <creese@warrennj.org>
Sent: Tuesday, July 11, 2023 11:28 AM
To: Krane, Mark <mkrane@warrennj.org>
Subject: [REDACTED] OPRA

For your review

Cathy Reese
Township Clerk
Township of Warren
46 Mountain Blvd.
Warren, NJ 07059
908-753-8000 ext. 223
www.warrennj.org

--

4/19/2024

Jeffrey B. Lehrer, Esq.

Please be advised that most of our office is working remotely as a result of Governor. Please make every effort to send information electronically rather than delivery service. We are making every effort to minimize unnecessary communication. Please call we are all responding to phone calls as quickly as possible

OUR 100TH ANNIVERSARY IN 2017



DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC

15 Mountain Blvd.

Warren, N.J. 07059

(Somerset County)

908-757-7800 ext. 180

fax 908-757-8039

This transmittal may be a confidential attorney-client privileged communication or confidential. If you are not the intended recipient, you are hereby notified that this communication is in error, and that any review, dissemination, distribution or use is prohibited. If you have received this communication in error, please notify us by telephone at 908-757-7800, and immediately delete this communication.

4/19/2024

Opra-24-0168

Reese, Cathy

From: Reese, Cathy
Sent: Monday, August 14, 2023 2:28 PM
To: Krane, Mark; Daniel Croson; DiNardo, Gary; george.lazo@marriott.com; Lisa Lontai; Sordillo, Victor J.
Subject: FW: Somerset Associates Litigation - confidential
Attachments: EMAILS FOR COMMITTEE REVIEW (A1600607X9D7D2) (A1600616x9D7D2).pdf; LTR ENC COMMITTEE EMAILS (A1600614x9D7D2).docx

From: Rachel Campbell <rcampbell@newjerseylaw.net>
Sent: Monday, August 14, 2023 1:05 PM
To: Reese, Cathy <creese@warrennj.org>
Cc: jlehrer@newjerseylaw.net
Subject: Re: Somerset Associates Litigation - confidential

Good Afternoon Cathy,

I apologize for the delay! [REDACTED]

Best,

Rachel E. Campbell Esq.
DiFrancesco, Bateman, Kunzman, Davis, Lehrer, & Flaum, P.C.
15 Mountain Boulevard
Warren, New Jersey 07059
Tele: (908) 757-7800 ext. 134

This transmittal may be a confidential attorney-client privileged communication or may otherwise be privileged or confidential. If you are not the intended recipient, you are hereby notified you are hereby notified that you have received this communication in error, and that any review, dissemination, distribution or copying of this transmittal is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail or by telephone at 908-757-7800, and immediately delete this communication and all attachments.

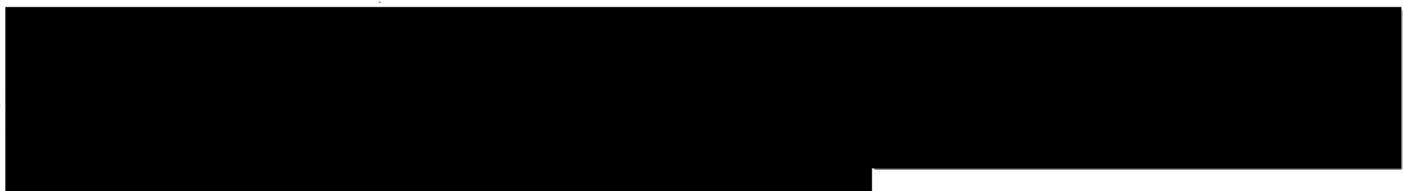
Fax: (908) 757-8039

On Thu, Aug 3, 2023 at 12:10 PM Reese, Cathy <creese@warrennj.org> wrote:

Jeff and Rachel,

Based on the conversation in [REDACTED]

redact



Thank you

Cathy Reese

Township Clerk

Township of Warren

46 Mountain Blvd.

Warren, NJ 07059

908-753-8000 ext. 223

www.warrennj.org

Reese, Cathy

From: David Greene [REDACTED] *Redact*
Sent: Friday, January 26, 2024 2:55 PM
To: Sordillo, Victor J.; Lisa Lontai; Lazo, George; Shaun Fine; Vanessa Kian
Subject: Master Plan

Vic Lisa, George, Sean and Vanessa,

I would like to reiterate the comments I started last evening but was unable to complete because of time constraints.

I've been attending Planning Board meetings for about a year starting when I became concerned about the apparent haphazard approach to complying with the Affordable Housing requirements. During that time I have read and reread the Master plan and the 9 documents on the Township web site that are parts of the plan or are the plan itself.

Existing Master Plan(s)

I have found those documents to be rambling, disorganized, contradictory and generic. Although they are likely compliant with state regulations, they fail to achieve the intent of providing a vision for the future development of our Township and a plan of how to achieve our vision. I assume you have also read these documents and have also failed to comprehend the envisioned goal of the plan or the steps needed to achieve the goal.

Master Plan Update

Although the plan should include some background to understand how we've gotten here, I'm more interested in where we're going. I personally question some of the means used to comply with the affordable housing requirements but going forward, I'm more interested in how we are going to provide services such as public transportation, water, sewerage, police, fire and EMS to our expanding community.

On Monday, I attended a Planning Board Meeting that was supposed to be a Master Plan Workshop. Instead it was a rambling monologue mainly discussing how we ended up with 20 different zones, questioning of census data apparently related to area codes and land lines, blaming various ills on affordable housing requirements and seeking resident input using an amateur questionnaire prepared by the current planner. I might note that one of the residents with expertise in preparing open-ended surveys offered to help but received no response.

My suggestion is that we first develop a vision and then form subcommittees to address specific parts of the plan. Some of these subcommittees might be chaired by other township committees or boards with the appropriate responsibility but other subcommittees might be headed by a Planning Board member who would be assisted by resident volunteers. This appears to be the methodology used in many of the neighboring towns whose plans are well worth review to compare with the Warren Plan which is severely lacking in content and presentation.

The township recently awarded a contract to the current planner to re-examine and update the master plan. I am concerned that the update is likely to replicate the faults of the previous documents and not provide a clear vision of the future and a plan to achieve the objectives. John Chadwick seems to have impressive knowledge of the the Township and should be an important contributor to the Plan but creating and expressing a Master Plan is a far beyond the capability of a single individual and the 9 documents on the Township website are indicative of the problem.

If the Township Committee does not intercede, we will end up with a 10th document that again fails to provide residents with a vision for the future of Warren Township and an understanding of how we are going to achieve that vision.

I question the methodology of soliciting input from Township residents by using a survey. I believe Workshops are a better way to obtain public input but first agreement should be reached on a vision for the future so we can have meaningful discussions on the Master Plan components. Developing meaningful surveys is difficult particularly for open-ended responses and I

doubt Mr. Chadwick or the Planning Board members are qualified to develop a meaningful survey.

I would like to address some specific concerns:

Parking

The parking situation at both 30 and 40 Mountain Blvd is problematic at best. I think the Planning Board should address the needs of the residents instead of complying with the state requirements that seem to be based on urban planning. Specifically for 30 Mountain, including the dedicated aprons in front of the market-rate housing in the overall calculation fails to adequately address the parking needs of the affordable units. I'm not sure of the status of the plan for a mixed-use downtown but I already see a problem with parking at the future Atlantic Health facility parking in the Bardy (Kings) Shopping Center.

Miscellaneous

Mr Chadwick's discussion (at the Planning Board) on self-driving cars and sidewalks was a waste of time. Transportation needs for people without cars needs to be addressed. We can't undo the past but the Master Plan should address consider transportation when addressing possible locations for future Affordable Housing. I would think that a mixed-use downtown would need some sidewalks such as continuing the sidewalks along Mountain Blvd Ext to at least the Promenade regardless of whether the adjacent roads are County or Municipal.

Schools

My recollection of a previous discussion on Affordable Housing was an expectation of less than one student per housing unit. I'm not aware of the corresponding value for the corresponding market-rate units but it seems obvious that the significant increase in housing units will have a major impact on our schools and this should be addressed in our Master Plan.

I recently read an article on school start times suggesting students would benefit from later start times and there was a trend to open schools later. This might further exacerbate traffic problems in our Township.

Zoning

I was shocked by the zoning map with 20 different zones. And on top of that, the zoning requirements seemed to be arbitrarily enforced such as allowing a variance for the parking at the future Atlantic Health facility. I assume there must be a similar variance for the parking behind the hardware store. I think both situations are unfair to the other businesses which might result in those businesses relocating and us being left with empty stores. I understand that this is not the fault of the Planning Board but perhaps the interaction with the Board of Adjustment should be included in the plan.

Affordable Housing

Again, at the Planning Board meeting, Mr Chadwick suggested the Chubb building is unattractive to potential developers and specifically mentioned the large atrium. My immediate thought was this might be the center of a Senior Living complex such as Lantern Hill in Berkeley Heights or Fellowship Village Basking Ridge. A portion of potential housing units might be even eligible for additional credits to satisfy our future obligation for Affordable Housing.

Locating the special needs facility across from Wagner Farms makes no sense. It would make more sense to locate such a facility proximate to downtown where residents could access the library, medical facilities and shopping. As the residents probably don't need parking spaces, why couldn't this have been located at 30 Mountain Blvd? Another possibility is the empty building across from the Acme Supermarket at 66 Mountain Blvd Ext.

Infrastructure

I assume that, sometime in the future, the majority of residents will need municipal sewer and water services. Our geology is not conducive to wells

and septic systems and I sympathize for residents who have issues with their private systems.

Transportation

The Master Plan must address the current and future traffic situations. At the Planning Board, Mr Chadwick noted that we are a main connection between Routes 78 and 22. I believe there have been discussions about the possibility of a future roundabout in the downtown area. Although there are major difficulties with traffic patterns because of the our geography, it is past time to work with the County and State to figure out how to get traffic between 78 and 22 to maintain the rural nature of our Township.

In addition, the Master Plan, especially with a mixed-use downtown, must consider the need for public transportation both within our community and external to Warren.

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The Master Plan needs to address Emergency Services. Although we have a paid police and a partially paid EMS, it seems, to me, that we need to consider that, at some point, we are going to need a paid fire department and that will not be inexpensive.

Enforcement

Who is going to enforce the Master Plan? During the discussion of the Residence Inn, a comment was made that the Township required or preferred business entrances to be at the front. I also heard comments about signage requirements. Driving around Warren, it is obvious that a lot of businesses are grandfathered, have been granted variances or violating these regulations. If we want to have a better looking town, how about addressing this in the Master Plan by requiring businesses to, at some point, change their signage to what is desired.

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over-ride the plan than can then only be challenged at great cost to residents or the Township.

PILOTs

Will the Master Plan address PILOTs. I am still hoping for additional educational sessions particularly to better understand the impact on non-PILOT residents who would seem to have to make up the difference in County and School taxes that are underfunded by PILOT residents.

Regards

David Greene

Sent from my iPad

Reese, Cathy

From: Vanessa Kian
Sent: Friday, January 26, 2024 7:00 PM
To: David Greene;Sordillo, Victor J.;Lisa Lontai;Lazo, George;Shaun Fine
Subject: RE: Master Plan

Good evening Mr. Greene,

Thank you for your comments and suggestions in regards to the master plan. I would like to take some time to carefully review your email and to share your comments/suggestions with the rest of the planning board.
At this time I just want to respond to your email and acknowledge that the email has been received and read. We appreciate the time and thought that you put into writing to us.

Have a great weekend.

-Vanessa Kian
Township Committee

Township of Warren
46 Mountain Boulevard
Warren, NJ 07059
Cell 908-303-8611



From: David Greene <[REDACTED]> *redact*
Sent: Friday, January 26, 2024 2:55 PM
To: Sordillo, Victor J. <vjsordillo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Lazo, George <glazo@warrennj.org>; Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>
Subject: Master Plan

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Regards

David Greene

Sent from my iPad

Reese, Cathy

From: Krane, Mark
Sent: Thursday, February 29, 2024 12:31 PM
To: Lazo, George; Lisa Lontai; Shaun Fine; Vanessa Kian; Sordillo, Victor J.
Cc: Hode, Evamarie
Subject: FW: Somerset Associates, LLC v. Township of Warren-Rescheduling of Case Management Conference

FYI

Mark M. Krane

Township Administrator

Warren Township

46 Mountain Blvd. Warren, N.J. 07059

908 753-8000 ext. 250

From: Albert Cruz <acruz@newjerseylaw.net>
Sent: Wednesday, February 28, 2024 4:08 PM
To: Krane, Mark <mkrane@warrennj.org>
Cc: Reese, Cathy <creese@warrennj.org>; Stephen Davis <sdavis@newjerseylaw.net>; William Willard <wwillard@newjerseylaw.net>; Rachel Campbell <rcampbell@newjerseylaw.net>
Subject: Somerset Associates, LLC v. Township of Warren-Rescheduling of Case Management Conference

Dear Mr. Krane:

There was a Case Management Conference scheduled in this matter for March 21, 2024 at 1:30PM before Judge Kevin Shanahan.

That Conference was rescheduled to May 8, 2024 at 11:00AM before Judge William Mennen at the Hunterdon County (Flemington) Courthouse.

The Superior Court Docket Sheet does not show that a request for an adjournment was made by the plaintiff. However, I suspect that because it

appears the litigation was reassigned to Judge Mennen, that the Conference date also had to change.

Thank you.

Albert E. Cruz, Esq.
DiFrancesco, Bateman, Kunzman,
Davis, Lehrer & Flaum, P.C.
15 Mountain Boulevard
Warren, New Jersey 07059
908-757-7800 Ext. 136
908-757-8039 (fax)
acruz@newjerseylaw.net

Reese, Cathy

From: Reese, Cathy
Sent: Tuesday, November 7, 2023 5:24 AM
To: Krane, Mark; Daniel Croson; DiNardo, Gary; george.lazo@marriott.com; Lisa Lontai; Sordillo, Victor J.
Subject: FW: Somerset Associates, LLC v. Township of Warren-Status Report and Request for Executive Session on November 16, 203

From: Albert Cruz <acruz@newjerseylaw.net>
Sent: Monday, November 6, 2023 6:47 PM
To: Reese, Cathy <creese@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>; Hode, Evamarie <ehode@warrennj.org>; Donna Hands <dhands@warrennj.org>; jlehrer@newjerseylaw.net
Subject: Somerset Associates, LLC v. Township of Warren-Status Report and Request for Executive Session on November 16, 203

Dear Ms. Reese:

The Case Management Conference scheduled for today, November 6, 2023 at 11:00AM, was held before Judge Kevin Shanahan.

The Case Management Conference was held in the Judge's Chambers and not in open court session.

Judge Shanahan stayed the litigation for 90 days from today or until February 5, 2024 and

scheduled a further Case Management Conference on that day at 11:00AM.

Please place this matter on the Executive Session Agenda for November 16, 2023 for an update by Jeffrey Lehrer, Esq.

Because this matter was heard in Chambers, there was no discussion in open court. However, the new date for the Case Management is a public record and any reporter that asks what occurred at today's Case Management Conference, it is appropriate for you to explain that all aspects of the litigation were stayed until the next Case Management Conference on February 8, 2024 at 11:00AM and refer any further questions to me.

Thank you.

Albert E. Cruz, Esq.
DiFrancesco, Bateman, Kunzman,
Davis, Lehrer & Flaum, P.C.
15 Mountain Boulevard
Warren, New Jersey 07059
908-757-7800 Ext. 136
908-757-8039 (fax)
acruz@newjerseylaw.net

Reese, Cathy

From: Reese, Cathy
Sent: Wednesday, November 1, 2023 3:03 PM
To: Krane, Mark; Daniel Croson; DiNardo, Gary; george.lazo@marriott.com; Lisa Lontai; Sordillo, Victor J.
Subject: FW: Somerset Associates, LLC v. Township of Warren-Case Management Conference Scheduled for November 6, 2023 at 11:00AM
Attachments: CivilCaseJacket (1).pdf; CivilCaseJacket.pdf

From: Albert Cruz <acruz@newjerseylaw.net>
Sent: Wednesday, November 1, 2023 3:01 PM
To: Reese, Cathy <creese@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>; jlehrer@newjerseylaw.net; Rachel Campbell <rcampbell@newjerseylaw.net>
Subject: Somerset Associates, LLC v. Township of Warren-Case Management Conference Scheduled for November 6, 2023 at 11:00AM

Dear Ms. Reese:

This matter is scheduled for a Case Management Conference on Monday, November 6, 2023 at 11:00AM.

In anticipation of that Conference, attached is the submission of the Township of Warren:

1. Letter to Judge Kevin Shanhan, dated November 1, 2023, and
2. Statement of Facts and Legal Issues with Exhibit List.

addict

4/19/2024

Opra-24-0168

So, please distribute this email and attachments
to [REDACTED]

Thank you.

Albert E. Cruz, Esq.
DiFrancesco, Bateman, Kunzman,
Davis, Lehrer & Flaum, P.C.
15 Mountain Boulevard
Warren, New Jersey 07059
908-757-7800 Ext. 136
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4/19/2024

Opra-24-0168



DiFrancesco Bateman

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**15 Mountain Boulevard
Warren, New Jersey 07059**

Telephone: (908) 757-7800

Fax: (908) 757-8039

www.newjerseylaw.net

Albert E. Cruz

Partner

Extension 136

acruz@newjerseylaw.net

November 1, 2023

Via eCourts

Honorable Kevin M. Shanahan, A.J.S.C.
Superior Court of New Jersey-Law Division
Somerset County Courthouse
20 North Bridge Street, 3rd Floor
Somerville, New Jersey 08876

**Re: Somerset Associates, LLC v. Township of Warren
Docket No. SOM-L-000584-22**

Dear Judge Shanahan:

This firm represents the defendant Township of Warren in this action in lieu of prerogative writs.

A Case Management Conference is scheduled before Your Honor on Monday, November 6, 2023 at 11:00 a.m.

The purpose of this letter is to respond to the letter from Michael A. Saffer, Esq. dated October 25, 2023, and to submit, in anticipation of the Conference, the Township's Statement of Factual and Legal Issues and Exhibit List, in compliance with the requirements of R. 4:69-4.

Plaintiff's letter seeks an extension of the discovery period for an additional sixty (60) days. However, the Township opposes any extension of the discovery period because plaintiff has failed to perfect the Complaint by filing the certification required by R. 4:69-4 providing that "the complaint shall be accompanied by a certification that all necessary transcripts of local agency proceedings in the cause have been ordered". The Complaint was filed on May 31, 2022 and one (1) year and six (6) months later, plaintiff has not filed a certification conforming to the Rule and provided no evidence that the transcripts were ordered in a timely manner.

Indeed, plaintiff's failure is a sufficient basis for the Court, sua sponte, to dismiss the Complaint.

Plaintiff's position is that discovery, because this is a Track IV litigation, ends on December 8, 2023 and seeks a further extension of the discovery period until February 8, 2024. Within that context, plaintiff intimates that Your Honor granted unlimited discovery by default in this matter.

Plaintiff's position is counter the requirement of R. 4:69-4 that "[t]he scope and time to complete discovery, if any, will be determined at the initial case management conference and memorialized in the case management order". Discovery in an action in lieu of prerogative writs is by leave of Court and not automatic or by default. The Case Management Conference plaintiff references in its letter occurring on November 9, 2022 did not result in a Case Management Order establishing the scope, if any, and time to complete discovery. In fact, plaintiff and defendant sought to extend the discovery period through a Case Management Consent Order e-filed on May 2, 2023 ending discovery on August 14, 2023. That Case Management Consent Order was not signed by Your Honor. So, if anything, discovery ended on August 14, 2023 with no further extension of the discovery period granted by Your Honor.

Attached as **Exhibit A** is a true copy of that Case Management Consent Order.

Once the discovery end date expires, extensions of discovery must be by motion upon "a very substantial showing . . . to justify a request to extend the time for discovery". Vitti v. Brown, 359 N.J. Super. 40, 51 (Law Div. 2003). The substantial showing includes "the reasons why discovery has not been completed within the original discovery period . . . and counsel's diligence in pursuing discovery during that time". Id. at 51.

Plaintiff omits the above from its letter starting its narrative on September 5, 2023. The issue before the Court is what plaintiff did between the filing of the Complaint on May 31, 2022 and August 14, 2023 to expedite the disposition of this action in lieu of prerogative writs?

The answer is simple- plaintiff did nothing, including failing to perfect the Complaint by filing a certification that should have been filed with the Complaint on May 31, 2022.

The comment to R. 4:69-4 makes clear that actions in lieu of prerogative writs has limited, if any, discovery and is to be expedited:

This rule provides for special case management for actions in lieu of prerogative writs for the purpose of expediting final disposition. First, the complaint must be accompanied by a certification asserting that all agency transcripts have been ordered, typically the proceedings before the board of adjustment, planning board, or other land use body. Second, all actions in lieu of prerogative writs are assigned to Track IV to assure single-judge management throughout, but with the discovery schedule, if any, to be determined by the judge on a case by case basis . . .

[*Pressler & Verniero, Current N.J. Court Rules, Comment R. 4:69-4, (GANN)*].

Moreover, in an action in lieu of prerogative writs, the plaintiff has an independent responsibility to expedite the matter. See, Puciello & Sons v. Belleville Tp., 249 N.J. Super. 536, 551 (App. Div. 1991).

Now, plaintiff seeks multiple depositions without identifying who or why there is a need for multiple depositions of municipal officials, seeking to merely pursue a fishing expedition.

Plaintiff's failure to perfect this action since its inception and failure to expedite the matter serve as sufficient basis to dismiss the Complaint or, at a minimum, deny the request to extend discovery. After all, actions in lieu of prerogative writs are tried in the record below. See, Pressler & Verniero, Current N.J. Court Rules, Comment R. 4:69-4, (GANN).

Accordingly, the Township submits its Statement of Factual and Legal Issues and Exhibit List, in compliance with R. 4:69-4, and submits that this matter is ripe for disposition.

Respectfully submitted,
DiFrancesco, Bateman, Kunzman,
Davis, Lehrer & Flaum, P.C.

Albert E. Cruz

Albert E. Cruz

AEC/jg

cc: All Counsel of Record (*via eCourts*)
Client

EXHIBIT A

Attorneys for Plaintiff

CASE MANAGEMENT CONSENT ORDER

P49

DIFRANCESCO, BATEMAN,
 KUNZMAN, DAVIS, LEHRER & FLAUM, P.C.
 NJ Attorney ID No. 016211980
 15 Mountain Boulevard
 Warren, New Jersey 07059-5686
 (908) 757-7800
 Attorneys for Defendants, Township of Warren

SOMERSET ASSOCIATES, LLC Plaintiffs, v. THE TOWNSHIP OF WARREN and ITS GOVERNING BODY, THE TOWNSHIP COUNCIL, Defendants.	SUPERIOR COURT OF NEW JERSEY LAW DIVISION: SOMERSET COUNTY DOCKET NO. SOM-L-584-22 <i>Civil Action</i> TOWNSHIP OF WARREN STATEMENT OF FACTUAL AND LEGAL ISSUES AND EXHIBIT LIST
---	--

A Case Management Conference is scheduled in this matter before the Honorable Kevin M. Shanahan, A.J.S.C., on November 6, 2023 at 11:00 a.m.

The following is the Township of Warren's (the "Township") Statement of Factual and Legal Issues, and Exhibit List.

STATEMENT OF CASE

On April 14, 2023, the Township Committee, after a public hearing, unanimously defeated Redevelopment Plan Ordinance No. 2022-07 (the "Ordinance") for the Plaintiff's property (the "Property") which Ordinance would have allowed a warehouse or logistics center on the Property.

On May 31, 2022, the Plaintiff filed a four (4) count Complaint in Lieu of Prerogative Writs (the "Complaint"). However, the Plaintiff has failed to file a certification that all necessary transcripts have been ordered, and has failed to take any action to expedite this matter. See, Pressler & Verniero, Current N.J. Court Rules, Comment R. 4:69-4, (Gann) and Pucillo &

Sons v. Belleville Tp., 249 N.J. Super. 536, 551 (App. Div. 1991) (“Not only did plaintiff fail to file this action within the required forty-five day time period of the rule, it then took no action to expedite the matter in any way.”).

TOWNSHIP OF WARREN
STATEMENT OF FACTUAL AND LEGAL ISSUES

A. Plaintiff's Failure to Order a Transcript of Township Proceedings.

R. 4:69-4 provides in part that in an action in lieu of prerogative writs, the Plaintiff shall file a "certification that all necessary transcripts of local agency proceedings in the cause have been ordered". On May 31, 2022, the Plaintiff filed the Complaint in Lieu of Prerogative Writs without the certification required by R. 4:69-4. On August 4, 2022, the Plaintiff filed a belated certification, a certification which also failed to comply with the Court Rule. The Plaintiff's Certification states: "I have contacted the Warren Township Clerk and was advised that there is [sic] no transcripts for regular Township Committee meetings, and only minutes and a video of those meetings exist. I am in possession of the minutes of the subject Township Committee meeting, but, as stated above, there is no transcript to order". [Emphasis added]. However, since August 4, 2022, the Plaintiff has failed to file a certification complying with R. 4:69-4 and has failed to provide the Township with a copy of the transcript.

This Complaint has never met the requirements of R. 4:69-4 and is facially defective. Because it has been one and one-half (1 ½) years since the defective Complaint was filed and remains to be perfected, and the Plaintiff took no action to expedite this matter, no further discovery should be permitted.

B. Discovery.

R. 4:69-4 provides in part that the "scope and time to complete discovery, if any, will be determined at the case management conference and memorialized in the case management order".

On May 2, 2023, almost one (1) year after the Complaint was filed, the parties submitted a Case Management Consent Order signed by both the Plaintiff and Township providing a

discovery end date of August 14, 2023. However, that Case Management Consent Order was never signed by Judge Shanahan. Accordingly, the last attempt at case management extended discovery until August 14, 2023.

Once the discovery end date expires, extensions of discovery must be by motion upon “a very substantial showing . . . to justify a request to extend the time for discovery”. Vitti v. Brown, 359 N.J. Super. 40, 51 (Law Div. 2003). The substantial showing includes “the reasons why discovery has not been completed within the original discovery period . . . and counsel’s diligence in pursuing discovery during that time”. Id. at 51.

The Plaintiff believes that discovery is continuing until December 8, 2023 because this is a Track IV case. However, the Township believes, pursuant to R. 4:69-4, that the discovery period ended on August 14, 2023 and, at this stage, requires that the Plaintiff file a motion accompanied by a substantial showing of the reasons why discovery was not completed.

The parties have exchanged interrogatories and answers, and notices to produce documents.

C. Failure to Exhaust Administrative Remedies.

Neither the Local Redevelopment and Housing Law nor the Municipal Land Use Law grant the Plaintiff any entitlement to changing the existing permitted land uses on the Property. In this case, the Plaintiff has failed to apply to the Township Board of Adjustment for a use variance to include a warehouse or logistics center as a permitted use. Because boards of adjustment must “hear and decide” use variance applications, see, TWC Realty Partnership v. Zoning Board of Adjustment, 315 N.J. Super. 205, 225 (Law Div. 1998), aff’d o.b. 321 N.J. Super. 216 (App. Div. 1999), the Complaint, on its face, shows that Plaintiff has not complied with R. 4:69-5.

When a plaintiff fails to seek an available administrative remedy, an action in lieu of prerogative writs is not permitted. R. 4:69-5 provides that “[e]xcept where it is manifest that the interest of justice requires otherwise, actions under R. 4:69 shall not be maintainable as long as there is available a right of review before an administrative agency which has not been exhausted”.

D. The Plaintiff Seeks the Court to Order Mandamus (First Count).

The WHEREFORE clause in the Complaint seeks “a Court Order either: (1) ruling that the proposed Ordinance is adopted rezoning the Property as stated in the first reading; or (2) that Plaintiff be granted a hearing to support the adoption of the Ordinance”.

Mandamus does not lie for a legislative or discretionary action even if the Plaintiff frames the Complaint as seeking reversal of municipal action as arbitrary, capricious and unreasonable because a legislative or discretionary legislation “can be proposed for any number of reasons, and it can be rejected for just as many others.” Solid Waste Agency of N. Cook County v. U.S. Army Corps of Engineers, 531 U.S. 159, 170 (2001). Mandamus only lies where the party seeking mandamus has an entitlement to the relief requested.

Essentially, the Plaintiff seeks a default approval declaring that Ordinance No. 22-07 was adopted on first reading. This requires that the Court substitute its judgment for that of the elected Township representatives and order the Township to adopt Ordinance No. 22-07. Additionally, the Plaintiff seeks “a hearing to support the adoption of the Ordinance”. The relief the Plaintiff seeks is inconsistent because the Plaintiff first seeks a default approval and then a hearing on Ordinance No. 22-07.

Accordingly, under these circumstances, the Township’s action cannot be arbitrary, capricious and unreasonable.

E. There was no Open Public Meetings Act Violation (Second Count).

On April 14, 2002, the Township Committee unanimously defeated Ordinance No. 22-07. The April 14, 2002 Township Committee meeting was duly noticed in the 2022 Annual Meeting Notice, notice of the introduction of Ordinance No. 22-07, with an April 14, 2022 public hearing date published, the public hearing was listed on the April 14, 2022 Agenda and a public hearing was held.

Under these circumstances, the requirements of the Open Public Meetings Act were legally sufficient.

F. There was no Violation of the Municipal Land Use Law (Third Count).

Ordinance No. 22-07 is a redevelopment ordinance initiated under the procedure contained in the Local Redevelopment and Housing Law and not the Municipal Land Use Law. In this case, because the Plaintiff failed to exhaust its administrative remedies and relies upon the wrong statutory basis for the relief it seeks, it is not entitled to any relief.

G. There was no Inverse Condemnation (Fourth Count).

The Fourth Count of the Complaint is a claim for inverse condemnation.

The Plaintiff has orally agreed to hold the Fourth Count in abeyance pending the resolution of the First, Second and Third Counts of the Complaint.

H. There are no Factual Issues.

This matter will, pursuant to R. 4:69-4, be tried on the record below. The record below consists of the Exhibit List that follows and the transcript of the April 14, 2023 Township public hearing.

Under the circumstances, there are no factual disputes.

TOWNSHIP OF WARREN
EXHIBIT LIST

<u>Exhibit Marking</u>	<u>Exhibit Description</u>
D-1	Proposed Ordinance No. 22-07 titled "An Ordinance Adopting a Redevelopment Plan for an 'Area in Need of Redevelopment' Known as the 'Mountainview Redevelopment Plan' Consisting of Block 8, Lots 2 & 3 as shown on the Tax Map of the Township of Warren in Accordance with <u>N.J.S.A. 40A:12A-7</u> and Supplementing and Amending Chapter XVI of the Revised General Ordinance of the Township of Warren Entitled 'Zoning' by the amendment of Section 16-3 Entitled "Official zoning Map and Interpretations", and by the Amendment of Subsection 16-2.1, Entitled "Districts" by Officially Adding the Mountainview Redevelopment District and by Adding New Subsection 16-19.6 Entitled 'Mountainview Redevelopment District'"
D-2	Deeds into Somerset Associates, LLC: (1) Deed dated July 28, 2017 for Block 8, Lot 2; and (2) Deed dated March 20, 2018 for Block 8, Lot 3.
D-3	Portion of Ordinance No. 93-24 adopting Chapter XVI, "Zoning Ordinance", adopted December 2, 1993.
D-4	Proof of Publication for the December 23, 2021 Legal Notice for the January 6, 2022 Township Committee Reorganization Meeting.
D-5	2022 Township Committee Reorganization Agenda.
D-6	Resolution No. 2022-002 and Proof of Publication of the 2022 Annual Notice.
D-7	Notice of the Introduction of Ordinance No. 22--07 scheduling the pubic hearing for the April 14, 2022 Township Committee meeting.
D-8	April 14, 2022 Township Committee Agenda.
D-9	April 14, 2022 Township Committee Minutes.
D-10	Unofficial typed portion of Township Committee deliberations prior to April 14, 2022 vote defeating Ordinance No. 22-07 prepared by the Plaintiff.
D-11	Redevelopment Plan titled "15 Mountain View Road (Block 8, Lots 2 & 3) Redevelopment Plan".

Respectfully submitted,

DiFrancesco, Bateman, Kunzman,
Davis, Lehrer & Flaum, P.C.
Attorneys for Township of Warren

By: Albert E. Cruz
Albert E. Cruz, Esq.

Dated: November 1, 2023

4/19/2024

Opra-24-0168

Reese, Cathy

From: Reese, Cathy
Sent: Monday, August 14, 2023 2:28 PM
To: Krane, Mark; Daniel Croson; DiNardo, Gary; george.lazo@marriott.com; Lisa Lontai; Sordillo, Victor J.
Subject: FW: Somerset Associates Litigation - confidential
Attachments: EMAILS FOR COMMITTEE REVIEW (A1600607X9D7D2) (A1600616x9D7D2).pdf; LTR ENC COMMITTEE EMAILS (A1600614x9D7D2).docx

From: Rachel Campbell <rcampbell@newjerseylaw.net>
Sent: Monday, August 14, 2023 1:05 PM
To: Reese, Cathy <creese@warrennj.org>
Cc: jlehrer@newjerseylaw.net
Subject: Re: Somerset Associates Litigation - confidential

Good Afternoon Cathy,

I apologize for the delay!

redacted

[REDACTED]

Best,

Rachel E. Campbell Esq.
DiFrancesco, Bateman, Kunzman, Davis, Lehrer, & Flaum, P.C.
15 Mountain Boulevard
Warren, New Jersey 07059
Tele: (908) 757-7800 ext. 134

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Fax: (908) 757-8039

On Thu, Aug 3, 2023 at 12:10 PM Reese, Cathy <creese@warrennj.org> wrote:

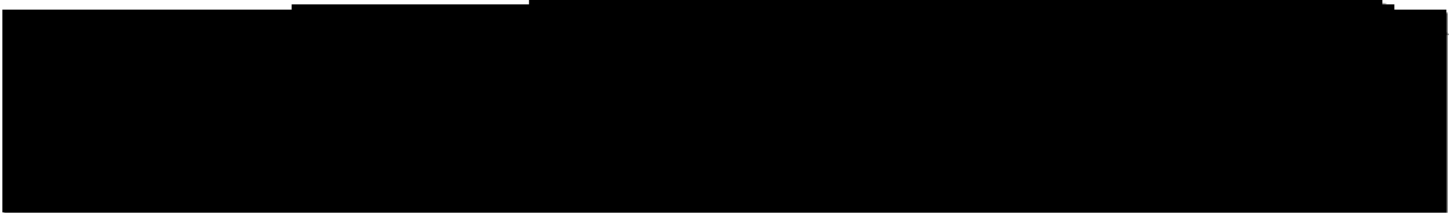
Jeff and Rachel,

redacted

[REDACTED]

4/19/2024

Opra-24-0168



Thank you

Cathy Reese

Township Clerk

Township of Warren

46 Mountain Blvd.

Warren, NJ 07059

908-753-8000 ext. 223

www.warrennj.org

4/19/2024

Opra-24-0168

Reese, Cathy

From: Lisa Lontai
Sent: Thursday, July 13, 2023 8:31 AM
To: Reese, Cathy; Krane, Mark; Daniel Croson; DiNardo, Gary; george.lazo@marriott.com; Sordillo, Victor J. jlehrer@newjerseylaw.net; Donna Hands
Cc:
Subject: Re: FW: [REDACTED] OPRA

That is fine with me.

Lisa

From: Reese, Cathy <creese@warrennj.org>
Sent: Thursday, July 13, 2023 8:14 AM
To: Krane, Mark <mkrane@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; DiNardo, Gary <gdinardo@warrennj.org>; george.lazo@marriott.com <george.lazo@marriott.com>; Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vsordillo@warrennj.org>
Cc: jlehrer@newjerseylaw.net <jlehrer@newjerseylaw.net>; Donna Hands <dhands@warrennj.org>
Subject: FW: FW: [REDACTED] OPRA

Is everyone OK with starting at 5:30 PM for Executive Session on Thursday, Jeff has a lot to discuss. I'll make sure dinner is here by 5:15 PM

Thanks
C

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Wednesday, July 12, 2023 4:58 PM
To: Reese, Cathy <creese@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>
Subject: Re: FW: [REDACTED] OPRA

Cathy: I will get back to you tomorrow on this.

REQUEST: I HAVE A LOT TO DISCUSS IN CLOSED ON THE CHUBB LITIGATION. CAN WE MAKE THE CLOSED AT 5:30? MARK IS OK WITH IT BUT I WANTED TO KNOW IF OK WITH THE OTHER MEMBERS OF THE TC. CAN YOU CHECK? Jeff

On Wed, Jul 12, 2023 at 4:19 PM Reese, Cathy <creese@warrennj.org> wrote:

Please review, are [REDACTED]

C

4/19/2024

Opra-24-0168

From: Krane, Mark <mkrane@warrennj.org>
Sent: Wednesday, July 12, 2023 3:53 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: FW: [REDACTED] OPRA

Mark M. Krane
Township Administrator
Warren Township
46 Mountain Blvd. Warren, N.J. 07059
908 753-8000 ext. 250

From: Krane, Mark
Sent: Tuesday, July 11, 2023 4:55 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: RE: [REDACTED] OPRA

See my notes but lets discuss. Before you respond
Does the letter format meet Albert's guidance

Mark M. Krane
Township Administrator
Warren Township
46 Mountain Blvd. Warren, N.J. 07059
908 753-8000 ext. 250

From: Reese, Cathy <creese@warrennj.org>
Sent: Tuesday, July 11, 2023 11:28 AM
To: Krane, Mark <mkrane@warrennj.org>
Subject: [REDACTED] OPRA

For your review

Cathy Reese
Township Clerk
Township of Warren
46 Mountain Blvd.
Warren, NJ 07059
908-753-8000 ext. 223
www.warrennj.org

Jeffrey B. Lehrer, Esq.

Please be advised that most of our office is working remotely as a result of the executive order signed by the Governor. Please make every effort to send information electronically rather than via the US mail, UPS or other delivery service. We are making every effort to minimize unnecessary contacts. If you have an urgent matter please call we are all responding to phone calls as quickly as possible

4/19/2024

Opra-24-0168

HAVING CELEBRATED

OUR 100TH ANNIVERSARY IN 2017



DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC
15 Mountain Blvd.
Warren, N.J. 07059
(Somerset County)
908-757-7800 ext. 180
fax 908-757-8039

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Reese, Cathy

From: Lisa Lontai
Sent: Friday, May 19, 2023 1:04 PM
To: Reese, Cathy
Subject: Fw: Reconsideration of use of Zoom for TC Meetings

From: Darby Finkelstein [REDACTED]
Sent: Friday, May 19, 2023 12:44 PM
To: Sordillo, Victor J. <vsordillo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>
Subject: Reconsideration of use of Zoom for TC Meetings

Dear Mayor Sordillo and Ms. Lontai,

In follow up to last night's meeting I am reaching out to just the two of you in an effort to keep this email under the "response becomes a meeting" size so you can respond freely. Anyway, I am writing in regards to the elimination of Zoom for Township Committee meetings and directing my email to both of you as you were the most vocal on the topic.

I respectfully request that you reconsider reinstating the Zoom option for Township Council meetings. As a busy parent of 3 teens my family schedule does not usually allow for my attendance in person at meetings. Zoom would allow me to attend when I am interested but not available to be there in person as was the case the evening that you were debating the Chubb property/Amazon warehouse issue. I feel it is the Council's duty to the constituents you are elected to represent to make these meetings as accessible as possible. While I understand that you make yourselves available via phone or email for any concerns that constituents care to air during public commentary, that is not a substitution for your constituents being able to listen in to the the discussions over all agenda items that take place during the TC meetings. In a nutshell, I may want to attend a meeting to hear business, not just to comment.

While I appreciate Ms. Lontai's concern for the impact of use of Zoom on mental health, I think that concern is more appropriately directed towards your role as the middle school nurse, rather than when making decisions on behalf of grown adult constituents that you are elected to represent. As a parent of 3 teens, I completely share your concern with the impact of social media on our youth; however I don't need your concern about my own mental health preventing me from attending in a truly live format the meetings of the officials elected to represent me. With all respect, my mental health has been more taxed by needing to take the time to write this email than if I could have gone on the record in real time via Zoom last night. If you have published research supporting the fact that a live Zoom is more detrimental to mental health than watching a live stream where active follow up is required by those that wish to share their voice, please do share it.

Kind regards,
Darby Finkelstein
[REDACTED]

Reese, Cathy

From: Lisa Lontai
Sent: Friday, May 19, 2023 12:50 PM
To: Darby Finkelstein; Sordillo, Victor J.
Subject: Re: Reconsideration of use of Zoom for TC Meetings

Thanks so much for your response.

Lisa Lontai

From: Darby Finkelstein <[REDACTED]>
Sent: Friday, May 19, 2023 12:44 PM
To: Sordillo, Victor J. <vjsordillo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>
Subject: Reconsideration of use of Zoom for TC Meetings

Dear Mayor Sordillo and Ms. Lontai,

In follow up to last night's meeting I am reaching out to just the two of you in an effort to keep this email under the "response becomes a meeting" size so you can respond freely. Anyway, I am writing in regards to the elimination of Zoom for Township Committee meetings and directing my email to both of you as you were the most vocal on the topic.

I respectfully request that you reconsider reinstating the Zoom option for Township Council meetings. As a busy parent of 3 teens my family schedule does not usually allow for my attendance in person at meetings. Zoom would allow me to attend when I am interested but not available to be there in person as was the case the evening that you were debating the Chubb property/Amazon warehouse issue. I feel it is the Council's duty to the constituents you are elected to represent to make these meetings as accessible as possible. While I understand that you make yourselves available via phone or email for any concerns that constituents care to air during public commentary, that is not a substitution for your constituents being able to listen in to the the discussions over all agenda items that take place during the TC meetings. In a nutshell, I may want to attend a meeting to hear business, not just to comment.

While I appreciate Ms. Lontai's concern for the impact of use of Zoom on mental health, I think that concern is more appropriately directed towards your role as the middle school nurse, rather than when making decisions on behalf of grown adult constituents that you are elected to represent. As a parent of 3 teens, I completely share your concern with the impact of social media on our youth; however I don't need your concern about my own mental health preventing me from attending in a truly live format the meetings of the officials elected to represent me. With all respect, my mental health has been more taxed by needing to take the time to write this email than if I could have gone on the record in real time via Zoom last night. If you have published research supporting the fact that a live Zoom is more detrimental to mental health than watching a live stream where active follow up is required by those that wish to share their voice, please do share it.

Kind regards,
Darby Finkelstein

redact

Reese, Cathy

From: Lisa Lontai
Sent: Wednesday, May 17, 2023 11:11 AM
To: Daniel Croson;jlehrer@newjerseylaw.net;Krane, Mark
Cc: gpdviper@aol.com;george.lazo@marriott.com;Sordillo, Victor J.
Subject: Re: FW: Ordinance 2023-0144

Thank you and yes I agree. Township residents must understand that coming to meetings to ask questions is not necessary.

Thanks again!

Lisa

From: Daniel Croson <dcroson@warrennj.org>
Sent: Wednesday, May 17, 2023 10:19 AM
To: jlehrer@newjerseylaw.net <jlehrer@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>
Cc: gpdviper@aol.com <gpdviper@aol.com>; george.lazo@marriott.com <george.lazo@marriott.com>; Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>
Subject: Re: FW: Ordinance 2023-0144

Thanks guys.

Mark, I'm fine with replying to Ms. Kennedy via email. We can repeat the information at the meeting, but I don't want residents to think they have to come to a TC meeting to get answers on agenda items. We want to encourage them asking in advance.

--

Daniel Croson
 Warren Township Committeeman
 908-451-6910

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Wednesday, May 17, 2023 10:15 AM
To: Krane, Mark <mkrane@warrennj.org>
Cc: Daniel Croson <dcroson@warrennj.org>; gpdviper@aol.com <gpdviper@aol.com>; george.lazo@marriott.com <george.lazo@marriott.com>; Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>
Subject: Re: FW: Ordinance 2023-0144

See my edits:

Ms. Kennedy:

The Township Committee, by Resolution 2022-165, authorized an application to the NJ Department of Transportation for grant funding to repave Mountainview Road (and related improvements) from the Chubb driveway east bound to Round Top Road. On November 23 , 2022 the Township was notified by the NJDOT that it was approved for

a \$327,470 paving and improvement grant. By ordinance 23-01 adopted on February 16, 2023 the Township Committee appropriated \$490,000 including the grant funds to fund the project.

The Township Engineer recommended Mountainview Road for the grant application as it met the grant requirements and is in need of paving and other improvements.

The survey being authorized by Resolution 2023-144 is required by the NJDOT grant as formal plans must be submitted for NJDOT approval. This is the first phase of a multi-phase project to repave and related improvements including drainage and restriping of Mountainview Road, ultimately ending at Mt Bethel Road.

This project has nothing to do with the former Chubb property.

mark

On Wed, May 17, 2023 at 9:48 AM Krane, Mark <mkrane@warrennj.org> wrote:

Township Committee

Below is my proposed answer to Ms. Kennedy either by email or verbally at the meeting. Please advise as to how you would like me to respond by email or wait for the meeting.

Ms. Kennedy

The Township Committee by Resolution 2022-165 authorized an application to the NJ Department of Transportation for grant funding to repave and for related improvements to Mountainview Road from the Chubb driveway east bound to Round Top Road. On November 23, 2022 the Township was notified that it was approved for a \$327,470 grant. By ordinance 23-01 adopted on February 16, 2023 the Township Committee appropriated \$490,000 including the grant funds to fund the project.

The Township Engineer recommended Mountainview Road for the grant application as it met the grant requirements and is in need of improvements.

The survey being authorized by Resolution 2023-144 is required by the NJDOT grant as formal plans must be submitted for NJDOT approval. This is the first phase of a multi-phase project to repave and related improvements such as drainage, restriping on Mountainview Road ultimately ending at Mt Bethel Road.

This project has nothing to do the former Chubb property but improves the road for Warren residents.

mark

Mark M. Krane
Township Administrator
Warren Township
46 Mountain Blvd. Warren, N.J. 07059
908 753-8000 ext. 250

From: Francesca Kennedy <[REDACTED]> *redact*

Sent: Wednesday, May 17, 2023 7:53 AM

To: Sordillo, Victor J. <vsordillo@warrennj.org>; DiNardo, Gary <gdinardo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; Lazo, George <glazo@warrennj.org>; Krane, Mark <mkrane@warrennj.org>

Subject: Ordinance 2023-0144

To our current TC,

4/19/2024

Opra-24-0168

I'm unable to attend the town committee meeting tomorrow evening, but I would like to know more about proposed ordinance 2023-0144. (Another reason to have the meeting also streamed through zoom, as I could attend virtually and ask during the meeting.)

Why is a survey being done near the former Chubb entrance? Does this have something to do with the arbitration with the owner of the property?

I as a resident am not in support of this without more information on why the survey is being done. Can a complete copy be made available to me remotely? Including maps of the area you are proposing the surveys to be done?

Thanks,
Francesca

Francesca Kennedy *redact*

Sent from my iPhone

Jeffrey B. Lehrer, Esq.

Please be advised that most of our office is working remotely as a result of the executive order signed by the Governor. Please make every effort to send information electronically rather than via the US mail, UPS or other delivery service. We are making every effort to minimize unnecessary contacts. If you have an urgent matter please call we are all responding to phone calls as quickly as possible

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OUR 100TH ANNIVERSARY IN 2017



DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC
15 Mountain Blvd.
Warren, N.J. 07059
(Somerset County)
908-757-7800 ext. 180
fax 908-757-8039

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4/19/2024

Opra-24-0168

by reply e-mail or by telephone at 908-757-7800, and immediately delete this communication and all attachments.

Reese, Cathy

From: Lisa Lontai
Sent: Wednesday, March 8, 2023 2:40 PM
To: Jeffrey Lehrer; Krane, Mark
Cc: Sordillo, Victor J.
Subject: An idea

Good afternoon,

I saw this article: <https://www.njeda.com/two-new-real-estate-programs-to-support-construction-and-film-infrastructure/> and I was thinking do you think the owner of the Chubb site might consider this as an option. It is some type of PILOT program, but it seems like it might be a good fit.



PRESS RELEASE



Two New Real Estate Programs to Support Construction and Film Infrastructure - NJEDA

TRENTON, N.J. - The NJEDA Board on Wednesday approved the creation of two new real estate pilot programs - the Film & Digital Media Studio Infrastructure Program and the Construction Inflation Fund.

www.njeda.com

4/19/2024

Opra-24-0168

Reese, Cathy

From: Sordillo, Victor J.
Sent: Sunday, March 3, 2024 11:00 PM
To: Shelley
Subject: Re: Quick question

There has been no zone change on the Chubb property.

Get Outlook for iOS

From: Shelley [redacted]
Sent: Saturday, March 2, 2024 8:07:46 AM
To: Sordillo, Victor J. <vsordillo@warrennj.org>
Subject: Re: Quick question

Thanks, Vic

I appreciate your quick response. As I understand it, the zoning was never changed from research/ office use, correct?

I know Chadwick is working on a survey regarding the master plan. On that survey he has a question about future uses for Chubb property. Perhaps he needs to be clued in to what the new buyer has in mind for the property.

Sent from my iPhone

On Mar 2, 2024, at 7:39 AM, Sordillo, Victor J. <vsordillo@warrennj.org> wrote:

Shelly

I will look into it. If they are not moving soil they may not need permits. They have told us that they have a buyer and indicated that they do not need a change in use for zoning. It is all I know at this time

Vic

Get Outlook for iOS

From: Shelley [redacted]
Sent: Friday, March 1, 2024 8:24:50 PM
To: Sordillo, Victor J. <vsordillo@warrennj.org>
Cc: [redacted]
Subject: Quick question

Hi Victor, some of the neighbors have seen heavy equipment on the Chubb property— the kind for boring holes. What's going on? Is this still under litigation? When will the residents be given any information?
Sent from my iPhone

4/19/2024

Opra-24-0168

Reese, Cathy

From: Sordillo, Victor J.
Sent: Saturday, March 2, 2024 7:39 AM
To: Shelley
Cc: Heather Picaro; Lourdes Caamano
Subject: Re: Quick question

Shelly

I will look into it. If they are not moving soil they may not need permits. They have told us that they have a buyer and indicated that they do not need a change in use for zoning. It is all I know at this time

Vic

Get Outlook for iOS

From: Shelley <[REDACTED]> *redact*
Sent: Friday, March 1, 2024 8:24:50 PM
To: Sordillo, Victor J. <vjsordillo@warrennj.org>
Cc: [REDACTED] *redact*
Subject: Quick question

Hi Victor, some of the neighbors have seen heavy equipment on the Chubb property— the kind for boring holes. What's going on? Is this still under litigation? When will the residents be given any information?
Sent from my iPhone

Reese, Cathy

From: Sordillo, Victor J.
Sent: Friday, August 25, 2023 9:40 AM
To: Shelley; [REDACTED]
Subject: Re: Creative uses of space

Thanks Shelley

I would like to share this with the property owner but due to the litigation it is not prudent.

I agree that there are many creative usage opportunities but they have to be brought to us by the developer. I will copy Dan Gallic as the planning board might want to consider this in the next version of the Master Plan.

Vic

From: Shelley [REDACTED] *Redact*
Sent: Friday, August 25, 2023 8:19 AM
To: Sordillo, Victor J. <vjsordillo@warrennj.org>; Gary DiNardo <gpdviper@gmail.com>; Krane, Mark <mkrane@warrennj.org>
Subject: Creative uses of space

Hello,

While traveling in Traverse City, Michigan, I visited the former state mental hospital. As you can see from the sign in the photo, the developer and area leaders found creative uses for this site: restaurants, shops, offices, condos.

Maybe if we had a new, younger planner with great ideas, he/she could help the owner find creative uses for the Chubb space that would be environmentally friendly, profitable, and acceptable to the residents of Warren.

I have seen areas in New England convert the ancient mills, which are FAR older than the 40 year old Chubb property.

Perhaps they had leaders with vision.



Sent from my iPhone

Reese, Cathy

From: Sordillo, Victor J.
Sent: Thursday, July 13, 2023 9:20 AM
To: Lisa Lontai
Subject: Re: FW: [REDACTED] OPRA

ok with me

From: Lisa Lontai <llontai@warrennj.org>
Sent: Thursday, July 13, 2023 8:30 AM
To: Reese, Cathy <creese@warrennj.org>; Krane, Mark <mkrane@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; DiNardo, Gary <gdinardo@warrennj.org>; george.lazo@marriott.com <george.lazo@marriott.com>; Sordillo, Victor J. <vjsordillo@warrennj.org>
Cc: jlehrer@newjerseylaw.net <jlehrer@newjerseylaw.net>; Donna Hands <dhands@warrennj.org>
Subject: Re: FW: [REDACTED] OPRA

That is fine with me.

Lisa

From: Reese, Cathy <creese@warrennj.org>
Sent: Thursday, July 13, 2023 8:14 AM
To: Krane, Mark <mkrane@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; DiNardo, Gary <gdinardo@warrennj.org>; george.lazo@marriott.com <george.lazo@marriott.com>; Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>
Cc: jlehrer@newjerseylaw.net <jlehrer@newjerseylaw.net>; Donna Hands <dhands@warrennj.org>
Subject: FW: FW: [REDACTED] OPRA

Is everyone OK with starting at 5:30 PM for Executive Session on Thursday, Jeff has a lot to discuss. I'll make sure dinner is here by 5:15 PM

Thanks
C

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Wednesday, July 12, 2023 4:58 PM
To: Reese, Cathy <creese@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>
Subject: Re: FW: [REDACTED] OPRA

Cathy: I will get back to you tomorrow on this.

REQUEST: I HAVE A LOT TO DISCUSS IN CLOSED ON THE CHUBB LITIGATION. CAN WE MAKE THE CLOSED AT 5:30? MARK IS OK WITH IT BUT I WANTED TO KNOW IF OK WITH THE OTHER MEMBERS OF THE TC. CAN YOU CHECK? Jeff

On Wed, Jul 12, 2023 at 4:19 PM Reese, Cathy <creese@warrennj.org> wrote:

Please review, are [REDACTED]
[REDACTED]

C

From: Krane, Mark <mkrane@warrennj.org>
Sent: Wednesday, July 12, 2023 3:53 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: FW: [REDACTED] OPRA

Mark M. Krane
Township Administrator
Warren Township
46 Mountain Blvd. Warren, N.J. 07059
908 753-8000 ext. 250

From: Krane, Mark
Sent: Tuesday, July 11, 2023 4:55 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: RE: [REDACTED] OPRA

See my notes but lets discuss. Before you respond
Does the letter format meet Albert's guidance

Mark M. Krane
Township Administrator
Warren Township
46 Mountain Blvd. Warren, N.J. 07059
908 753-8000 ext. 250

From: Reese, Cathy <creese@warrennj.org>
Sent: Tuesday, July 11, 2023 11:28 AM
To: Krane, Mark <mkrane@warrennj.org>
Subject: [REDACTED] OPRA

For your review

Cathy Reese
Township Clerk
Township of Warren
46 Mountain Blvd.
Warren, NJ 07059
908-753-8000 ext. 223
www.warrennj.org

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Jeffrey B. Lehrer, Esq.

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Reese, Cathy

From: Sordillo, Victor J.
Sent: Friday, May 19, 2023 1:25 PM
To: Reese, Cathy
Subject: Fw: Reconsideration of use of Zoom for TC Meetings

From: Lisa Lontai <llontai@warrennj.org>
Sent: Friday, May 19, 2023 12:50 PM
To: Darby Finkelstein <[REDACTED]> Sordillo, Victor J. <vjsordillo@warrennj.org>
Subject: Re: Reconsideration of use of Zoom for TC Meetings

redact

Thanks so much for your response.

Lisa Lontai

From: Darby Finkelstein <[REDACTED]>
Sent: Friday, May 19, 2023 12:44 PM
To: Sordillo, Victor J. <vjsordillo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>
Subject: Reconsideration of use of Zoom for TC Meetings

redact

Dear Mayor Sordillo and Ms. Lontai,

In follow up to last night's meeting I am reaching out to just the two of you in an effort to keep this email under the "response becomes a meeting" size so you can respond freely. Anyway, I am writing in regards to the elimination of Zoom for Township Committee meetings and directing my email to both of you as you were the most vocal on the topic.

I respectfully request that you reconsider reinstating the Zoom option for Township Council meetings. As a busy parent of 3 teens my family schedule does not usually allow for my attendance in person at meetings. Zoom would allow me to attend when I am interested but not available to be there in person as was the case the evening that you were debating the Chubb property/Amazon warehouse issue. I feel it is the Council's duty to the constituents you are elected to represent to make these meetings as accessible as possible. While I understand that you make yourselves available via phone or email for any concerns that constituents care to air during public commentary, that is not a substitution for your constituents being able to listen in to the the discussions over all agenda items that take place during the TC meetings. In a nutshell, I may want to attend a meeting to hear business, not just to comment.

While I appreciate Ms. Lontai's concern for the impact of use of Zoom on mental health, I think that concern is more appropriately directed towards your role as the middle school nurse, rather than when making decisions on behalf of grown adult constituents that you are elected to represent. As a parent of 3 teens, I completely share your concern with the impact of social media on our youth; however I don't need your concern about my own mental health preventing me from attending in a truly live format the meetings of the officials elected to represent me. With all respect, my mental health has been more taxed by needing to take the time to write this email than if I could have gone on the record in real time via Zoom last night. If you have published research supporting the fact that a live Zoom is more detrimental to mental health than watching a live stream where active follow up is required by those that wish to share their voice, please do share it.

Kind regards,
Darby Finkelstein
[REDACTED]

redact

Reese, Cathy

From: Sordillo, Victor J.
Sent: Friday, January 27, 2023 6:59 PM
To: Reese, Cathy; Krane, Mark; Daniel Croson; george.lazo@marriott.com; gpdviper@aol.com; Lisa Lontai
Subject: Re: message from resident

She was in attendance at the group meeting that George and I held. I would just tell her that we can't continue comment due to the litigation.

Get Outlook for iOS

From: Reese, Cathy <creese@warrennj.org>
Sent: Friday, January 27, 2023 3:04:16 PM
To: Krane, Mark <mkrane@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; george.lazo@marriott.com <george.lazo@marriott.com>; gpdviper@aol.com <gpdviper@aol.com>; Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>
Subject: message from resident

Francesca Kennedy called for Gary regarding the Chubb Property

redact

Do you want me to call her back and tell her we don't own the property and we have no comment because we are currently in litigation with the property owner.

Cathy Reese
Township Clerk
Township of Warren
46 Mountain Blvd.
Warren, NJ 07059
908-753-8000 ext. 223
www.warrennj.org

Reese, Cathy

From: Sordillo, Victor J.
Sent: Tuesday, January 24, 2023 2:39 PM
To: Chris Martini
Cc: george.lazo@marriott.com; Reese, Cathy
Subject: Re: Follow-Up meeting on Chubb Property

Chris

There is nothing new. I understand that the owner will be asking for a resident meeting. The Town is not involved in the meeting.

Vic

From: Chris Martini <[REDACTED] redact>
Sent: Tuesday, January 24, 2023 2:17 PM
To: Sordillo, Victor J. <vjsordillo@warrennj.org>
Cc: george.lazo@marriott.com <george.lazo@marriott.com>; Reese, Cathy <creese@warrennj.org>
Subject: Re: Follow-Up meeting on Chubb Property

Hi,

Just wondering where we stand in regards to an update on the Chubb property?

Please let me know if you can.

Thanks,
Chris

Sent from my iPhone

On Nov 18, 2022, at 3:43 PM, Chris Martini [REDACTED] wrote:

redact

Yes Thank You!

Happy Holidays- Chris Martini

Sent from my iPhone

On Nov 18, 2022, at 3:36 PM, Sordillo, Victor J. <vjsordillo@warrennj.org>
wrote:

Chubb Team

4/19/2024

Opra-24-0168

One of our members asked if we can have a follow-up meeting in January. Would you be interested? I have no new information to share but we might have some new ideas.

Vic