

Standard PSTs & Tags Saved Searches Tasks

+ -	Email	From/To/Cc	contains	mroshanski@ameridreamproperties.com	AND	Search Basic
+ -	Email	Date	on or after	2023-09-08	AND	
+ -	Email	Date	on or before	2024-03-05	AND	
+ -	Email	Subject	contains	222 Plainfield Road		

Save Search

◀ ▶ ↺ Resend to Me Tools View

No data to display

Date	Size	From	To/Cc	Subject
------	------	------	-------	---------

From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Tuesday, February 27, 2024 12:34 PM
To: Andy Toth
Cc: Cassandra Augustine
Subject: 222 Plainfield Rd.
Attachments: E21-00369 MAJOR SUB 222 Plainfield Road Edison DRAFT.pdf; attachment.txt

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Andy-

I hope all is well...

Attached, please find the new subdivision plans for the former Charlie Brown site. Please review for fire compliance. I will need a formal letter for the planning board please.

Mark

From: Augustine, Cassandra <CAugustine@edisonnj.gov>
Sent: Monday, January 29, 2024 10:41 AM
To: 'Mark Roshanski'
Cc: Ruggiero, Rachel; Elizabeth Callaghan
Subject: RE: 200' Radius Request- 222 PLAINFIELD RD
Attachments: doc12102820240129093550.pdf

Please see attached 😊



Cassandra Augustine
Administrative Assistant -
Planning
Planning/ Zoning Dept | Township of
Edison
P: 732-248-7371
E: caugustine@edisonnj.gov

From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Monday, January 29, 2024 8:53 AM
To: Augustine, Cassandra <CAugustine@edisonnj.gov>
Cc: Ruggiero, Rachel <RRuggiero@edisonnj.gov>; Elizabeth Callaghan <Liz@morganengineeringllc.com>
Subject: Re: 200' Radius Request- 222 PLAINFIELD AVE

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Thank you.

Mark

On Jan 29, 2024, at 8:52 AM, Augustine, Cassandra <CAugustine@edisonnj.gov> wrote:

I will get it over to you as soon as it comes in! Rachel sent it down Friday afternoon!!

<image001.png>

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Administrative Assistant -
Planning
Planning/ Zoning Dept | Township of
Edison
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Good morning!

Any updates on the corrected 200' list?

Regards,

Mark Roshanski
President
<image003.png>
910 Amboy Ave
Edison, NJ 08837
Tel (732) 738-5900
Fax (732) 738-5242
www.AmeriDreamProperties.com

From: Ruggiero, Rachel <RRuggiero@edisonnj.gov>
Sent: Thursday, January 25, 2024 11:31 AM
To: 'Mark Roshanski' <MRoshanski@ameridreamproperties.com>; 'Elizabeth Callaghan' <Liz@morganengineeringllc.com>
Subject: RE: 200' Radius Request- 222 PLAINFIELD AVE

Hi Mark ☺

The property highlighted in red with the yellow circle - is where we put the listing on – B:160.07-L:4 222 Plainfield?

Sincerely,

<image001.png>

Rachel Ruggiero

Administrative Assistant - Zoning
Planning / Zoning Dept
Township of Edison
P: 732-248-7262
E: Rruggiero@edisonnj.gov

From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Wednesday, January 24, 2024 5:21 PM
To: Ruggiero, Rachel <RRuggiero@edisonnj.gov>; 'Elizabeth Callaghan' <Liz@morganengineeringllc.com>
Subject: RE: 200' Radius Request- 222 PLAINFIELD AVE
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Hi Rachel-

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Regards,

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<image004.png>
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From: Ruggiero, Rachel <RRuggiero@edisonnj.gov>
Sent: Wednesday, January 24, 2024 1:40 PM
To: 'Elizabeth Callaghan' <Liz@morganengineeringllc.com>; MRoshanski@ameridreamproperties.com
Subject: 200' Radius Request- 222 PLAINFIELD AVE

Good afternoon,

Please find attached request for property in subject. Have a great rest of your day.

Sincerely,

<image001.png>

Rachel Ruggiero

Administrative Assistant - Zoning

Planning / Zoning Dept

Township of Edison

P: 732-248-7262

E: Rruggiero@edisonnj.gov

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Hi Mark 😊

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Sincerely,

<image001.png> **Rachel Ruggiero**
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Planning / Zoning Dept
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P: 732-248-7262
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From: Augustine, Cassandra <CAugustine@edisonnj.gov>
Sent: Monday, January 29, 2024 8:51 AM
To: MRoshanski@ameridreamproperties.com
Subject: Read: RE: 200' Radius Request- 222 PLAINFIELD AVE

Importance: High

Your message

To: Augustine, Cassandra
Subject: RE: 200' Radius Request- 222 PLAINFIELD AVE
Sent: Monday, January 29, 2024 8:43:27 AM (UTC-05:00) Eastern Time (US & Canada)

was read on Monday, January 29, 2024 8:51:23 AM (UTC-05:00) Eastern Time (US & Canada).

From: MRoshanski@ameridreamproperties.com
Sent: Monday, January 29, 2024 8:43 AM
To: 'Ruggiero, Rachel'; 'Elizabeth Callaghan'
Cc: 'Cassandra Augustine'
Subject: RE: 200' Radius Request- 222 PLAINFIELD AVE

Importance: High

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Good morning!

Any updates on the corrected 200' list?

Regards,

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• D E V E L O P E R S •
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Attachments: 200' Resident List 01.23.2024.pdf

Importance: High

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Subject: 200' Radius Request- 222 PLAINFIELD AVE
Attachments: doc12065820240124123111.pdf

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From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Thursday, December 28, 2023 10:36 AM
To: JoAnn Jimenez
Subject: The Links 222 Plainfield Rd.
Attachments: E21-00369 222 Plainfield Road 8 Lot Res Subdivision Concept Plan_231228.pdf; attachment.txt

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Hi JoAnn-

Merry Christmas!

Last night we received unanimous approval from counsel on the final adoption of the new R-C zone. We are going to apply to the planning board now for subdivision approvals.

Would you be so kind and provide us with what the proposed lot numbers will be, as well as street addresses. I'd like to name the street Links Drive.

Mark

From: Jimenez, JoAnn <JJimenez@edisonnj.gov>
Sent: Wednesday, November 1, 2023 2:41 PM
To: 'Mark Roshanski'
Cc: DeRoberts, Ken; Rainone, Lou (External); Alves-Viveiros, Sonia
Subject: RE: 222 Plainfield Rd, Edison

Nope, neither of those names.

From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Wednesday, November 1, 2023 2:34 PM
To: Jimenez, JoAnn <JJimenez@edisonnj.gov>
Cc: DeRoberts, Ken <KDeRoberts@edisonnj.gov>; Rainone, Lou (External) <lrainone@njrcmlaw.com>; Alves-Viveiros, Sonia <SAlves-Viveiros@edisonnj.gov>
Subject: Re: 222 Plainfield Rd, Edison

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Let's me guess Nick Fagan or Joel Bassoff?

On Nov 1, 2023, at 2:29 PM, Jimenez, JoAnn <JJimenez@edisonnj.gov> wrote:

Thank you Mark,

Not sure what the intention was behind the inquiry. Just needed to do my due diligence.

Sincerely,

<image001.jpg> **JoAnn Jimenez, CTA**
Tax Assessor
Tax Assessor's Office | Township of
Edison
P: 732-248-7211
F: 732-248-5376
E: jjimenez@edisonnj.gov

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For the most accurate property tax information, please
visit: <https://www.edisonnj.org/taxsewerpayment/index.php>.

From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Wednesday, November 1, 2023 2:27 PM
To: Jimenez, JoAnn <JJimenez@edisonnj.gov>
Cc: DeRoberts, Ken <KDeRoberts@edisonnj.gov>; Rainone, Lou (External) <lrainone@njrcmlaw.com>;
Alves-Viveiros, Sonia <SAlves-Viveiros@edisonnj.gov>
Subject: Re: 222 Plainfield Rd, Edison

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Hi JoAnn-

The company currently utilizing the property for equipment storage is Elizabeth Town Gas. They are specifically working on capital improvements for Edison Township along Plainfield Rd. Not sure why any resident would be questioning this. We allowed them to use the property as a courtesy to the township.

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Sent: Wednesday, November 1, 2023 2:34 PM
To: Jimenez, JoAnn
Cc: DeRoberts, Ken; Rainone, Lou (External); Alves-Viveiros, Sonia
Subject: Re: 222 Plainfield Rd, Edison

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From: Ruggiero, Rachel <RRuggiero@edisonnj.gov>
Sent: Thursday, October 26, 2023 9:35 AM
To: 'Mark Roshanski'
Cc: Augustine, Cassandra
Subject: RE: Markim Past Due Invoices // 222 Plainfield Rd

Good morning Mr. Roshanski,

Please find below balance due for the application in subject.

Sincerely,



Rachel Ruggiero
Administrative Assistant - Zoning
Planning / Zoning Dept
Township of Edison
P: 732-248-7262
E:
RRuggiero@edisonnj.gov

MarKim Developers (Z13-2021)		Invoice Date	Invoice #	Original Invoice Amt	Amt Paid	Amt Still Due
222 Plainfield Road	Planner	03/16/2022	23121	\$ 1,112.50	\$ 755.00	\$ 357.50
DE210521MA	Planner	06/02/2022	23282	\$ 2,428.75	\$ -	\$ 2,428.75
	Planner	07/08/2022	23335	\$ 2,172.50	\$ -	\$ 2,172.50
	Engineer	06/01/2022	2010-585-1442	\$ 1,705.00	\$ -	\$ 1,705.00
	Engineer	06/30/2022	2010-585-1472	\$ 2,362.50	\$ -	\$ 2,362.50
	Engineer	08/01/2022	2010-585-1495	\$ 225.00	\$ -	\$ 225.00
	Atty	10/10/2022	Z13-2021	\$ 1,183.00	\$ -	\$ 1,183.00
					TOTAL Due	\$ 10,434.25

From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Thursday, February 9, 2023 3:19 PM
To: Bignell, Lisa <LBignell@edisonnj.gov>
Cc: Bignell, Hank <HBignell@edisonnj.gov>; Fragasso, Elizabeth <Efragasso@edisonnj.gov>; Ruggiero, Rachel

<RRuggiero@edisonnj.gov>

Subject: Re: Markim Past Due Invoices

Thank you for clarifying.

Mark

On Feb 9, 2023, at 2:28 PM, Bignell, Lisa <LBignell@edisonnj.gov> wrote:

Hi Mark,

The escrow account for 2 Dylan way shows that the cash performance refund of \$6,940.05 was given via check 1790 dated 10-8-2020 and deposited Oct 21, 2020.

Provident bank never adjusted the account on their end, so although the bank statement shows a balance, that money needs to be put back into Edison's general disbursement account.

Best Regards,

Lisa

From: MRoshanski@ameridreamproperties.com <MRoshanski@ameridreamproperties.com>

Sent: Monday, February 6, 2023 8:39 AM

To: Bignell, Lisa <LBignell@edisonnj.gov>

Cc: Bignell, Hank <HBignell@edisonnj.gov>; Fragasso, Elizabeth <EFragasso@edisonnj.gov>; Ruggiero, Rachel <RRuggiero@edisonnj.gov>

Subject: RE: Markim Past Due Invoices

Importance: High

Good morning Lisa-

Attached, please find the refund still in question.

Regards,

Mark Roshanski

President

<image001.png>

910 Amboy Ave

Edison, NJ 08837

Tel (732) 738-5900

Fax (732) 738-5242

www.AmeriDreamProperties.com

From: Bignell, Lisa <LBignell@edisonnj.gov>

Sent: Wednesday, February 1, 2023 11:33 PM

To: 'MRoshanski@ameridreamproperties.com' <MRoshanski@ameridreamproperties.com>

Cc: Bignell, Hank <HBignell@edisonnj.gov>; Fragasso, Elizabeth <EFragasso@edisonnj.gov>; Ruggiero, Rachel <RRuggiero@edisonnj.gov>

Subject: RE: Markim Past Due Invoices

Hi Mark,

I tried my best with the Finance department but unfortunately they won't allow us to transfer refunds from your Cash Performance or Tree Permit accounts to your outstanding developer escrow accounts.

I was able to get authorization to move the \$1,227.00 refund from your P5164 905 Grove Ave Engineering Inspection Escrow account to the Z13-2021 222 Plainfield Developer Escrow application so that reduced the total owed on that project from \$10,434.25 to \$9,207.25

So we will need a separate check for each of the following accounts to cover the outstanding invoices that are past due

P/Z #	Location	Provident Acct	Project ID	Sub Account	Total Amt Due
Z36-2018	144 Harding Ave		DE180425MA	68392079	\$ 968.75
P5198	1904 Oak Tree Rd		DE180216MA	68392054	\$ 543.75
P5196	2 Dylan Way		DE171201MA	68392013	\$ 145.00
Redev	1000 Inman		DE210507MA	68392546	\$ 297.50
Z13-2021	222 Plainfield Rd		DE210521MA	68392549	\$ 9,207.25

Liz will be working on processing these 2 refunds

Z/P#	Location	Escrow Acct	Bank Sub Acct	Amt of Refund
Z36-2018	144 Harding Ave			\$ 2,584.80
#16-155 MARKIM DEVELOPERS LLC	903 Grove Ave			\$ 3,450.00

These two accounts will be closed. The bank statement for 2 Dylan Way showed a balance, however that was incorrect as we have a copy of the cashed refund check in the amount of \$6, 940.05

Z/P#	Location	Escrow Acct	Bank Sub Acct	Amt of Refund
P5196	2 Dylan Way			\$0.00
P5198	1904 -1908 Oak tree Rd			\$0.00

These refund amounts will get applied to the Z13-2021 222 Plainfield Escrow account and the accounts will be closed.

Z/P#	Location	Escrow Acct	Bank Sub Acct	Amt of Refund
Z36-2018	144 Harding Ave			\$ 0.67
P5157	702 Denver Blvd			\$ 0.05
Z28-2016	32 Cinder			\$ 1.26
P5221	807 Wood Ave			\$ 0.37

Refunds for these 3 accounts can't be processed at this time and Liz will follow up with you in regards to these accounts

Z/P#	Location	Escrow Acct	Bank Sub Acct	Amt of Refund	Reason for delay of Refund
P5221	815 Wood Ave (Brandon Estates)			\$ 3,018.92	Maintenance bond was posted, which was required by November 2023. The engineering fee for the maintenance bond will be refunded.
Z30-2014	42 Cinder			\$ 1,139.00	There are outstanding In-house Eng
P5066 Z2130-04/05	308 Plainfield Ave			\$ 193.22	There are outstanding In-house Eng

Please feel free to contact me if you have any questions.

Best Regards,
Lisa

From: MRoshanski@ameridreamproperties.com <MRoshanski@ameridreamproperties.com>
Sent: Tuesday, November 29, 2022 9:47 AM
To: Bignell, Lisa <LBignell@edisonnj.gov>
Cc: Bignell, Hank <HBignell@edisonnj.gov>
Subject: FW: Markim Past Due Invoices
Importance: High

Hi Lisa-

Would it be ok to process the refunds totaling \$18,566.06, and deduct the outstanding escrow balance from here.

Refunds: \$18,566.06
Escrow: -\$12,389.25

Balance: \$6,176.81

Regards,

Mark Roshanski
President
<image005.png>
910 Amboy Ave
Edison, NJ 08837
Tel (732) 738-5900
Fax (732) 738-5242
www.AmeriDreamProperties.com

From: Ruggiero, Rachel <RRuggiero@edisonnj.gov>
Sent: Wednesday, November 16, 2022 12:01 PM
To: 'MRoshanski@ameridreamproperties.com' <MRoshanski@ameridreamproperties.com>; 'Jessie Secretary' <JRamos@ameridreamproperties.com>

Cc: Augustine, Cassandra <CAugustine@edisonnj.gov>

Subject: RE: Markim Past Due Invoices

Mark,

Understood, but unfortunately that is not the process that can be done as the Township needs all outstanding funds to be met before dispersing anything out to the applicant.

Sincerely,

<image006.png>

Rachel Ruggiero

Processing Clerk

Zoning & Engineering Dept |

Township of Edison

P: 732-248-7262

E: Ruggiero@edisonnj.gov

From: MRoshanski@ameridreamproperties.com <MRoshanski@ameridreamproperties.com>

Sent: Wednesday, November 16, 2022 11:58 AM

To: Ruggiero, Rachel <RRuggiero@edisonnj.gov>; 'Jessie Secretary'

<JRamos@ameridreamproperties.com>

Cc: Augustine, Cassandra <CAugustine@edisonnj.gov>

Subject: RE: Markim Past Due Invoices

Importance: High

Hi Rachel-

There is over \$17k due in refunds. I was hoping to get those refunds and use those funds to cover the outstanding.

Mark

From: Ruggiero, Rachel <RRuggiero@edisonnj.gov>

Sent: Wednesday, November 16, 2022 11:53 AM

To: 'MRoshanski@ameridreamproperties.com' <MRoshanski@ameridreamproperties.com>; 'Jessie Secretary'

<JRamos@ameridreamproperties.com>

Cc: Augustine, Cassandra <CAugustine@edisonnj.gov>

Subject: Markim Past Due Invoices

Good morning,

We have not yet received checks from these outstanding invoices, and the Township cannot release any funds until our office receives the payments for these outstanding bills. Please see below what is due at this time:

1000 Inman Ave DE210507MA	Invoice#	Invoice Date	Original Inv Amt	Amt Paid	Amount Due

Attorney	2278	2/18/2022	\$ 297.50	\$ 0.00	\$ 297.50
				TOTAL DUE	\$ 297.50

P5196 2 Dylan Way DE171201MA	Invoice#	Invoice Date	Original Inv Amt	Amt Paid	Amount Due
Engineer	20105851441	6/1/2022	\$ 145.00	\$ 0.00	\$ 145.00
				TOTAL DUE	\$ 145.00

P5198 1904 Oak Tree DE180216MA	Invoice#	Invoice Date	Original Inv Amt	Amt Paid	Amount Due
Planner	20763	11/1/2018	\$ 543.75	\$ 0.00	\$ 543.75
				TOTAL DUE	\$ 543.75

Z36-2018 144 Harding DE180425MA	Invoice#	Invoice Date	Original Inv Amt	Amt Paid	Amount Due
Planner	20396	5/1/2018	\$ 543.75	\$ 500.00	\$ 43.75
Planner	20755	11/1/2018	\$ 907.50	\$ 548.75	\$ 358.75
Planner	21005	4/2/2019	\$ 856.25	\$ 290.00	\$ 566.25
				TOTAL DUE	\$ 968.75

Z13-2021 DE210521MA	Invoice#	Invoice Date	Original Inv Amt	Amt Paid	Amount Due
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Planner	23335	7/8/2022	\$ 2,172.50	\$ 0.00	\$ 2,172.50
Engineer	20105851442	6/1/2022	\$ 1,705.00	\$ 0.00	\$ 1,705.00
Engineer	20105851472	6/30/2022	\$ 2,362.50	\$ 0.00	\$ 2,362.50
Engineer	20105851495	8/1/2022	\$ 225.00	\$ 0.00	\$ 225.00
Attorney	Z13-2021	10/10/2022	\$ 1,183.00	\$ 0.00	\$ 1,183.00
				TOTAL DUE	\$ 10,434.25

If you need further assistance, please let us know.

Sincerely,

<image006.png>

Rachel Ruggiero

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Zoning & Engineering Dept |
Township of Edison
P: 732-248-7262
E: Rruggiero@edisonnj.gov

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<Markim 2 dylan way CK #1790.pdf>

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Standard PSTs & Tags Saved Searches **Tasks**

+ -	Email ▾	From/To/Cc ▾	contains ▾	mroshanski@ameridreamproperties.com	AND	Search Basic
+ -	Email ▾	Date ▾	on or after ▾	2023-09-08 	AND	
+ -	Email ▾	Date ▾	on or before ▾	2024-03-05 	AND	
+ -	Email ▾	Subject ▾	contains ▾	Approval		

Save Search

Standard

PSTs & Tags

Saved Searches

Tasks

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Assessment

Save Search

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Resend to Me

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Nil, Jessica

From: Nicholas Fagan <opra+request-59114-a7b4837a@requests.opramachine.com>
Sent: Monday, March 04, 2024 10:35 AM
To: OPRA
Subject: OPRA request - Edison Township Emails

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Edison Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Any and all documents, renderings, letters, email, correspondence to or from Mark Roshanski to/from Township staff for dates 9/8/2023 to 3/5/2024

Yours faithfully,

Nicholas Fagan

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-59114-a7b4837a@requests.opramachine.com

Is OPRA@EDISONNJ.ORG the wrong address for OPRA requests to Edison Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=edison_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/edison_township_emails

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

Due
3/13/24

RECEIVED
MAR 13 2024

Department
I.T

John 3/4/24

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Resend to Me

Tools ▼

View ▼

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To/Cc

Subject

From: Russomanno, Cheryl <CRussomanno@edisonnj.gov>
Sent: Tuesday, January 2, 2024 9:49 AM
To: 'Mark Roshanski'
Subject: RE: RESOLUTION R.675-112023.pdf
Attachments: O.2199-2023 (c)(final).pdf



Cheryl Russomanno, RMC

Municipal Clerk
Clerk Office | Township of Edison
P: 732-248-7352
F: 732-248-3738
E: crussomanno@edisonnj.gov

From: Mark Roshanski [mailto:MRoshanski@ameridreamproperties.com]
Sent: Thursday, November 30, 2023 2:22 PM
To: Russomanno, Cheryl <CRussomanno@edisonnj.gov>
Subject: Re: RESOLUTION R.675-112023.pdf

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you so much.

Mark

On Nov 30, 2023, at 2:05 PM, Russomanno, Cheryl <CRussomanno@edisonnj.gov> wrote:

See attached .

<image002.png>

**Cheryl Russomanno,
RMC**

Municipal Clerk
Clerk Office | Township of Edison
P: 732-248-7352
F: 732-248-3738
E: crussomanno@edisonnj.gov

From: MRoshanski@ameridreamproperties.com [<mailto:MRoshanski@ameridreamproperties.com>]
Sent: Thursday, November 30, 2023 9:39 AM
To: Russomanno, Cheryl <CRussomanno@edisonnj.gov>
Cc: 'Steve Tripp' <stripp@wilentz.com>; 'Mike Lombardi Jr.' <michaelr@lombardiandlombardi.com>
Subject: RESOLUTION R.675-112023.pdf
Importance: High

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cheryl-

Another amusing council meeting last night.... 😊
Would you be so kind, and send me the certified version once ready please.

Regards,

Mark Roshanski
President
<image001.png>
910 Amboy Ave
Edison, NJ 08837
Tel (732) 738-5900
Fax (732) 738-5242
www.AmeriDreamProperties.com

Warning:

Email received by or sent to Township officials is subject to the Open Public Records Act [OPRA]. This means that absent some specific privilege, all such communications are considered a public record and are subject to publication and/or dissemination to the public upon request.

<R.675-112023 (c).pdf>

Warning:

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From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Thursday, November 30, 2023 2:22 PM
To: Russomanno, Cheryl
Subject: Re: RESOLUTION R.675-112023.pdf

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you so much.

Mark

On Nov 30, 2023, at 2:05 PM, Russomanno, Cheryl <CRussomanno@edisonnj.gov> wrote:

See attached .

<image002.png>

Cheryl Russomanno,
RMC
Municipal Clerk
Clerk Office | Township of Edison
P: 732-248-7352
F: 732-248-3738
E: crussomanno@edisonnj.gov

From: MRoshanski@ameridreamproperties.com [mailto:MRoshanski@ameridreamproperties.com]
Sent: Thursday, November 30, 2023 9:39 AM
To: Russomanno, Cheryl <CRussomanno@edisonnj.gov>
Cc: 'Steve Tripp' <stripp@wilentz.com>; 'Mike Lombardi Jr.' <michaelr@lombardiandlombardi.com>
Subject: RESOLUTION R.675-112023.pdf
Importance: High

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cheryl-

Another amusing council meeting last night.... 😊
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Regards,

Mark Roshanski
President

<image001.png>

910 Amboy Ave

Edison, NJ 08837

Tel (732) 738-5900

Fax (732) 738-5242

www.AmeriDreamProperties.com

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<R.675-112023 (c).pdf>

From: Russomanno, Cheryl <CRussomanno@edisonnj.gov>
Sent: Thursday, November 30, 2023 2:05 PM
To: 'MRoshanski@ameridreamproperties.com'
Subject: RE: RESOLUTION R.675-112023.pdf
Attachments: R.675-112023 (c).pdf

See attached .



Cheryl Russomanno, RMC

Municipal Clerk
Clerk Office | Township of Edison
P: 732-248-7352
F: 732-248-3738
E: crussomanno@edisonnj.gov

From: MRoshanski@ameridreamproperties.com [mailto:MRoshanski@ameridreamproperties.com]
Sent: Thursday, November 30, 2023 9:39 AM
To: Russomanno, Cheryl <CRussomanno@edisonnj.gov>
Cc: 'Steve Tripp' <stripp@wilentz.com>; 'Mike Lombardi Jr.' <michaelr@lombardiandlombardi.com>
Subject: RESOLUTION R.675-112023.pdf
Importance: High

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Would you be so kind, and send me the certified version once ready please.

Regards,

Mark Roshanski
President



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Edison, NJ 08837
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Fax (732) 738-5242
www.AmeriDreamProperties.com

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From: Russomanno, Cheryl <CRussomanno@edisonnj.gov>
Sent: Thursday, November 30, 2023 9:51 AM
To: MRoshanski@ameridreamproperties.com
Subject: Read: RESOLUTION R.675-112023.pdf

Importance: High

Your message

To: Russomanno, Cheryl
Subject: RESOLUTION R.675-112023.pdf
Sent: Thursday, November 30, 2023 9:39:26 AM (UTC-05:00) Eastern Time (US & Canada)

was read on Thursday, November 30, 2023 9:51:26 AM (UTC-05:00) Eastern Time (US & Canada).

From: MRoshanski@ameridreamproperties.com
Sent: Thursday, November 30, 2023 9:39 AM
To: Cheryl Russomanno
Cc: 'Steve Tripp '; 'Mike Lombardi Jr . '
Subject: RESOLUTION R.675-112023.pdf
Attachments: RESOLUTION R.675-112023.pdf

Importance: High

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cheryl-

Another amusing council meeting last night.... 😊
Would you be so kind, and send me the certified version once ready please.

Regards,

Mark Roshanski
President


AMERICAN DREAM PROPERTIES™
• D E V E L O P E R S •
910 Amboy Ave
Edison, NJ 08837
Tel (732) 738-5900
Fax (732) 738-5242
www.AmeriDreamProperties.com

Archive Search

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PSTs & Tags

Saved Searches

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Single Family Homes

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Resend to Me

Tools

View

No data to display

Date	Size	From	To/Cc	Subject
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From: Bobik, Donna <DBobik@edisonnj.gov>
Sent: Friday, December 8, 2023 8:27 AM
To: 'Mark Roshanski'; Tax CollectorE-Mail
Subject: RE: Register for Tax Sale
Attachments: 2023_TaxSale_Packet_BidderInformationSheet.pdf; 2023
_TaxSale_Packet_GeneralInformationAboutOurTaxSales.pdf; 2023
_TaxSale_Packet_LetterToLienHolder.pdf; 2023_TaxSale_Packet_w9.pdf; 20231130_2023
_TaxSale_Advertising_toPublicPlaces.pdf

Good Morning,

Please find attached all the information need to pre-register for our tax sale. Please fill out the bidder sheet and the W-9 form and return to us by December 15th.

The attached list will change as properties are removed each night when paid.

Any questions, please let us know.

Respectfully,

Donna Bobik, CTC
Tax Collector
Tax Collector Office | Finance | Township of Edison
Phone: 732-248-7228 | Fax: 732-248-6434 TaxCollector@edisonnj.gov
100 Municipal Boulevard, Edison, NJ 08817-3302

Tax & Sewer figures available online --- Visit our website at www.edisonnj.gov/taxsewerpayment/index.php

-----Original Message-----

From: Mark Roshanski [mailto:MRoshanski@ameridreamproperties.com]
Sent: Thursday, December 7, 2023 7:44 PM
To: Tax Collector E-Mail <Taxcollector@edisonnj.gov>
Subject: Register for Tax Sale

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello-

I wanted to register for the tax sale bidding.

Regards,

Mark Roshanski

Warning:

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From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Thursday, December 7, 2023 7:44 PM
To: TaxCollector@edisonnj.gov
Subject: Register for Tax Sale

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello-

I wanted to register for the tax sale bidding.

Regards,

Mark Roshanski

From: Bobik, Donna <DBobik@edisonnj.gov>
Sent: Friday, December 1, 2023 4:22 PM
To: 'Mark Roshanski'; Tax CollectorE-Mail
Subject: RE: 2023 Edison Tax Sale List as of 12/01/23 // Tax Sale Notice # 3 // 3 Ranchwood Ct // \$485.33 to stay out of tax sale

Good Afternoon Mark,

Please see below where this bill generated for the installation of the new water meter.

9030067-0	RES	EWU	3 Ranchwood Ct (New in 2024)		
KIMMAR DEVELOPERS LLC			910 AMBOY AVE	EDISON, NJ	08
Water: 34					
09/21/23 Bill	23	3 Water	W11	54693607	
09/08/23 Bill	23	3 Water	W77 Adjusted	SW 1" METER INSTALL	

Respectfully,



Donna Bobik, CTC

Tax Collector

Tax Collector Office | Finance | Township of Edison

Phone: 732-248-7228 | Fax: 732-248-6434

TaxCollector@edisonnj.gov

100 Municipal Boulevard, Edison, NJ 08817-3302

Tax & Sewer figures available online --- Visit our website at www.edisonnj.gov/taxsewerpayment/index.php

From: Mark Roshanski [mailto:MRoshanski@ameridreamproperties.com]
Sent: Friday, December 1, 2023 2:15 PM
To: Tax Collector E-Mail <Taxcollector@edisonnj.gov>
Subject: Re: 2023 Edison Tax Sale List as of 12/01/23 // Tax Sale Notice # 3 // 3 Ranchwood Ct // \$485.33 to stay out of tax sale

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lina,

I just spoke to my office. We do not have any open water bill for this property. We can't understand how there's a tax deal when there's no bill that we ever received.

We are confirming now where this water bill was, and how we never obtained it.

What is the best way to clear up this balance?

Mark

On Dec 1, 2023, at 1:53 PM, Vallejo, Lina <LVallejo@edisonnj.gov> wrote:

Mark,

I just saw one of your properties on the Tax Sale. Please

<image002.png>
Thanks!

<image001.png> **Lina Vallejo, CTC, CMFO**
Chief Financial Officer
Finance | Township of Edison
Phone: 732-248-7230 | Fax: 732-248-6434
LVallejo@edisonnj.gov
100 Municipal Boulevard, Edison, NJ 08817-3302

Tax & Sewer figures available online --- Visit our website at
www.edisonnj.gov/taxsewerpayment/index.php

From: Bobik, Donna
Sent: Friday, December 01, 2023 12:46 PM
To: Tax Collector E-Mail <Taxcollector@edisonnj.gov>
Subject: 2023 Edison Tax Sale List as of 12/01/23 // Tax Sale Notice # 3

Dear Property Owner,

A third Tax Sale Notice has been mailed to anyone in on our Tax Sale list.
If you believe it is a mistake, please contact us immediately to review your account.

Certified payment for the indicated "Total in Sale" amount will be accepted until 4:30pm of Friday, December 15th, 2023, after that time, the final list will be produced to be used on Tax Sale on 12/18/2023 starting 9am.

1. **Only guaranteed funds are accepted.** Such as: certified bank check, cash, money orders or wires, if pre-approved. For wire pre-approval, email TaxCollector@EdisonNJ.gov.
2. **NOT Accepted are.** Credit card, e-Checks, Bill Pay and any other on-line payments. These types of payments will be returned.

Postmark is not accepted.

Respectfully,

<image001.png> **Donna Bobik, CTC**
Tax Collector
Tax Collector Office | Finance | Township of Edison
Phone: 732-248-7228 | Fax: 732-248-6434

TaxCollector@edisonnj.gov
100 Municipal Boulevard, Edison, NJ 08817-3302

Tax & Sewer figures available online --- Visit our website at
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From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Friday, December 1, 2023 2:15 PM
To: Tax Collector E-Mail
Subject: Re: 2023 Edison Tax Sale List as of 12/01/23 // Tax Sale Notice # 3 // 3 Ranchwood Ct // \$485.33 to stay out of tax sale

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lina,

I just spoke to my office. We do not have any open water bill for this property. We can't understand how there's a tax deal when there's no bill that we ever received.

We are confirming now where this water bill was, and how we never obtained it.

What is the best way to clear up this balance?

Mark

On Dec 1, 2023, at 1:53 PM, Vallejo, Lina <LVallejo@edisonnj.gov> wrote:

Mark,

I just saw one of your properties on the Tax Sale. Please

<image002.png>

Thanks!

<image001.png>

Lina Vallejo, CTC, CMFO

Chief Financial Officer

Finance | Township of Edison

Phone: 732-248-7230 | Fax: 732-248-6434

LVallejo@edisonnj.gov

100 Municipal Boulevard, Edison, NJ 08817-3302

Tax & Sewer figures available online --- Visit our website at
www.edisonnj.gov/taxsewerpayment/index.php

From: Bobik, Donna
Sent: Friday, December 01, 2023 12:46 PM
To: Tax Collector E-Mail <Taxcollector@edisonnj.gov>
Subject: 2023 Edison Tax Sale List as of 12/01/23 // Tax Sale Notice # 3

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Postmark is not accepted.

Respectfully,

<image001.png> **Donna Bobik, CTC**
Tax Collector
Tax Collector Office | Finance | Township of Edison
Phone: 732-248-7228 | Fax: 732-248-6434
TaxCollector@edisonnj.gov
100 Municipal Boulevard, Edison, NJ 08817-3302

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From: Vallejo, Lina <LVallejo@edisonnj.gov>
Sent: Friday, December 1, 2023 1:53 PM
To: 'MRoshanski@ameridreamproperties.com'
Cc: Tax Collector E-Mail
Subject: 2023 Edison Tax Sale List as of 12/01/23 // Tax Sale Notice # 3 // 3 Ranchwood Ct // \$485.33 to stay out of tax sale

Mark,

I just saw one of your properties on the Tax Sale. Please

Balance Type:	Principal	Interest	
Tax:	.00	.00	Total Principal: 407.49
Water:	407.49	12.84	Total Interest: 12.84
Sewer:	.00	.00	Cost: 65.00
Electric:	.00	.00	Total Certificate: 485.33

Thanks!



Lina Vallejo, CTC, CMFO
Chief Financial Officer
Finance | Township of Edison
Phone: 732-248-7230 | Fax: 732-248-6434
LVallejo@edisonnj.gov
100 Municipal Boulevard, Edison, NJ 08817-3302

Tax & Sewer figures available online --- Visit our website at www.edisonnj.gov/taxsewerpayment/index.php

From: Bobik, Donna
Sent: Friday, December 01, 2023 12:46 PM
To: Tax Collector E-Mail <Taxcollector@edisonnj.gov>
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Tax Collector

Tax Collector Office | Finance | Township of Edison

Phone: 732-248-7228 | Fax: 732-248-6434

TaxCollector@edisonnj.gov

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Standard PSTs & Tags Saved Searches **Tasks**

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Taxes

Save Search

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Archive Search

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PSTs & Tags

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mroshanski@ameridreamproperties.com

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The Links at Edison

Search

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Resend to Me

Tools

View

No data to display

Date	Size	From	To/Cc	Subject
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From: Mark Roshanski <MRoshanski@ameridreamproperties.com>
Sent: Thursday, December 28, 2023 10:36 AM
To: JoAnn Jimenez
Subject: The Links 222 Plainfield Rd.
Attachments: E21-00369 222 Plainfield Road 8 Lot Res Subdivision Concept Plan_231228.pdf; attachment.txt

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi JoAnn-

Merry Christmas!

Last night we received unanimous approval from counsel on the final adoption of the new R-C zone. We are going to apply to the planning board now for subdivision approvals.

Would you be so kind and provide us with what the proposed lot numbers will be, as well as street addresses. I'd like to name the street Links Drive.

Mark

From: Trevor Curtis <tcurtis@l2alanddesign.com>
Sent: Wednesday, January 10, 2024 2:50 PM
To: Damian.Friebel@dep.nj.gov; clerk@edisonnj.gov; mroshanski@ameridreamproperties.com
Cc: Scarlett.Simpson@dep.nj.gov; Michael.Sheehan@dep.nj.gov; Crespi, RobertH.; Toft, Dennis M.
Subject: RE: Land Use Authorization Application; File No. 1205-23-0011.1 - FAIRWAY COUNTRY CLUB, LLC - LUP230001
Attachments: Withdrawal.pdf

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Received, thank you Damian.

Regards,

Trevor Curtis, PE
Principal



66 Grand Avenue, 2nd Floor
Englewood, NJ 07631
201.227.0300 (office) Ext. 107
201.227.0001 (fax)

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From: Damian.Friebel@dep.nj.gov <Damian.Friebel@dep.nj.gov>
Sent: Wednesday, January 10, 2024 2:42 PM
To: clerk@edisonnj.gov; mroshanski@ameridreamproperties.com; Trevor Curtis <tcurtis@l2alanddesign.com>
Cc: Scarlett.Simpson@dep.nj.gov; Michael.Sheehan@dep.nj.gov
Subject: Land Use Authorization Application; File No. 1205-23-0011.1 - FAIRWAY COUNTRY CLUB, LLC - LUP230001

In response to a request received by the NJ Department of Environmental Protection, the above-referenced application is hereby considered withdrawn. The Department shall take no further action on this application. Please see the attached letter for further information.

Please contact me should you have any questions regarding this letter, and indicate the Departments file number in all correspondence.

Damian Friebel
Watershed & Land Management Program

From: Damian.Friebel@dep.nj.gov
Sent: Wednesday, January 10, 2024 2:42 PM
To: clerk@edisonnj.gov; mroshanski@ameridreamproperties.com; tcurtis@l2alanddesign.com
Cc: Scarlett.Simpson@dep.nj.gov; Michael.Sheehan@dep.nj.gov
Subject: Land Use Authorization Application; File No. 1205-23-0011.1 - FAIRWAY COUNTRY CLUB, LLC - LUP230001
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Standard PSTs & Tags Saved Searches **Tasks**

+ -	Email ▾	From/To/Cc ▾	contains ▾	mroshanski@ameridreamproperties.com	AND	Search Basic
+ -	Email ▾	Date ▾	on or after ▾	2023-09-08 	AND	
+ -	Email ▾	Date ▾	on or before ▾	2024-03-05 	AND	
+ -	Email ▾	Subject ▾	contains ▾	Variance		

Save Search




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Date ▾	Size	From	To/Cc	Subject
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From: MRoshanski@ameridreamproperties.com
Sent: Tuesday, December 19, 2023 8:59 AM
To: Cheryl Russomanno
Cc: 'Steve Tripp '; 'Mike Lombardi Jr . '
Subject: VOTE ON ORDINANCE O.2199-2023: AN ORDINANCE AMENDING CHAPTER 37 "ZONING"
Attachments: DECEMBER 18, 2023 PB MTGa.pdf

Importance: High

CAUTION: This email originated from outside the Edison Township organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Cheryl.

Can you please let me know if there was a resolution adopted with this vote?
Also, I believe there was a recommendation letter prepared by Mr. Bignell.

Can you please provide both once you have them.

Regards,

Mark Roshanski
President



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Edison, NJ 08837
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