

Kathy Burger

From: Charles Watson
Sent: Friday, February 12, 2021 10:19 AM
To: Tim Prime
Cc: eric@magnifybrewing.com; Lauren Kochan
Subject: Magnify Brewery Meeting

Tim,

Eric from Magnify is good for 1:00 Tuesday afternoon. I copied him so you have his email address. I also included Lauren and hope that she can join us.

You will send out an invite correct?

Chuck Watson
Mayor, Medford Township

On Fri, Feb 12, 2021 at 10:18 AM Charles Watson <cwatson@medfordtownship.com> wrote:

Tim,

Eric from Magnify is good for 1:00 Tuesday afternoon. I copied him so you have his email address. I also included Lauren and hope that she can join us.

You will send out an invite correct?

Chuck Watson

Mayor, Medford Township

Kathy Burger

From: Eric <eric@magnifybrewing.com>
Sent: Friday, February 12, 2021 12:21 PM
To: Tim Prime
Cc: Charles Watson; Lauren Kochan
Subject: Re: Magnify Brewery Meeting

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Got it! Thanks!

Eric

eric@magnifybrewing.com

On Feb 12, 2021, at 12:19 PM, Tim Prime <tim@primelaw.com> wrote:

I just sent a ZOOM invite for our meeting on Tuesday at 1pm. I had to send updated invite because my first invite was incorrect: magnifybrewery instead of magnifybrewing.

Please confirm that you received it by accepting the invite.

Thanks, Tim

Timothy M. Prime, Esquire



South Jersey Office

14000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054
Phone: (856) 273-8300
Fax: (856) 273-8383

North Jersey Office

2 University Plaza, Suite 109

Hackensack, New Jersey 07601

Phone: (201) 883-1010
Fax: (856) 273-8383

E-Mail: tim@primelaw.com

Web: www.primelaw.com

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Chuck Watson
Mayor, Medford Township
<image001.jpg>

Kathy Burger

From: Lauren Kochan
Sent: Tuesday, February 16, 2021 11:39 AM
To: Charles Watson; Tim Prime
Cc: eric@magnifybrewing.com
Subject: Re: Magnify Brewery Meeting

Hi All,

I want to apologize because I cannot be at the meeting today, however please keep me posted on the details!

From: Charles Watson <cwatson@medfordtownship.com>
Sent: Friday, February 12, 2021 10:18 AM
To: Tim Prime <tim@primelaw.com>
Cc: eric@magnifybrewing.com <eric@magnifybrewing.com>; Lauren Kochan <lkochan@medfordtownship.com>
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Chuck Watson
Mayor, Medford Township

Kathy Burger

From: Tim Prime <tim@primelaw.com>
Sent: Tuesday, February 16, 2021 12:58 PM
To: Lauren Kochan
Cc: Charles Watson;eric@magnifybrewing.com
Subject: Re: Magnify Brewery Meeting

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Not a problem Lauren, Chuck and I will keep you posted.

PLEASE NOTE OUR NEW ADDRESS BELOW

Timothy M. Prime
Prime Law
14,000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054
(856) 273-8300

On Feb 16, 2021, at 11:38 AM, Lauren Kochan <lkochan@medfordtownship.com> wrote:

Hi All,

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To: Tim Prime <tim@primelaw.com>
Cc: eric@magnifybrewing.com <eric@magnifybrewing.com>; Lauren Kochan <lkochan@medfordtownship.com>
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Mayor, Medford Township

Kathy Burger

From: Eric <eric@magnifybrewing.com>
Sent: Tuesday, February 16, 2021 1:37 PM
To: Tim Prime
Cc: Lauren Kochan; Charles Watson; sheryl monheit
Subject: Re: Magnify Brewery Meeting

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Thanks for taking the time to chat today. Sheryl is CC'ed here as well.

My number is [REDACTED] if you need me.

Thank you!

Eric
eric@magnifybrewing.com

On Feb 16, 2021, at 12:58 PM, Tim Prime <tim@primelaw.com> wrote:

Not a problem Lauren, Chuck and I will keep you posted.

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To: Tim Prime <tim@primelaw.com>
Cc: eric@magnifybrewing.com <eric@magnifybrewing.com>; Lauren Kochan

[<lkochan@medfordtownship.com>](mailto:lkochan@medfordtownship.com)

Subject: Magnify Brewery Meeting

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Chuck Watson
Mayor, Medford Township

Kathy Burger

From: Tim Prime <tim@primelaw.com>
Sent: Thursday, October 14, 2021 4:26 PM
To: Eric Magnify
Cc: Scott Taylor; Charles Watson; Julia Hahn; Chris Noll
Subject: Magnify Medford Township
Attachments: image001.jpg

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Hi Eric:

As you know, our office represents Medford Township. Our Township Planner is Scott Taylor and the Township Engineer is Chris Noll, both of whom are both copied on this email.

I would like to schedule a ZOOM conference call with you and I, Scott and Chris, and Mayor Watson, to firm up the time schedule for the project. I would also urge you to have your architect, engineer and attorney on the call, if they are available, as well as any sketch plans and elevations.

I would like to schedule the call for next **Thursday, 10/21 or the following Monday 10/25 at 11, 1, 2 or 3pm.** Please confirm your availability, and your professionals availability, and I will confirm the Township's availability and we will schedule the zoom call.

The next step is for the Township to prepare the Redevelopment Plan for the site. The Redevelopment Plan basically zones the property from its present public building zoning to permit the brewery use on the site. The redevelopment plan also establishes the various bulk requirements including lot coverage, yard setbacks, parking, landscaping standards etc. as well as the architectural standards for the site.

Once the redevelopment plan is adopted, you can then apply to the Medford Planning Board for your actual site plan approvals to construct the building and site improvements.

Please be aware that the site is within the jurisdiction of the New Jersey Pinelands Commission so the Commission has to approve the Redevelopment Plan as well as, ultimately, your site plan for the project. The Township has a good working relationship with the Pinelands Commission so we believe that there will not be any substantive issues but the Pinelands Commission approval layer does take additional time.

Once the redevelopment plan is approved, the Township will enter into a Redevelopment Agreement with you that ensures the redevelopment of the property in accordance with the Redevelopment Plan. In addition, the redevelopment agreement will include an agreement of sale for you to purchase the property. As part of approval of the Redevelopment Agreement, the Township will also formally appoint you as a redeveloper. The Township has already accepted your RFP for development of the site.

Our office has already started to work on these two agreements and will be able to forward them to you and your attorney to finalize so that they will be finished and ready to be executed once the Redevelopment Plan is adopted.

The Redevelopment Plan has to be adopted by the Medford Township Council by ordinance. In New Jersey, an ordinance requires two readings, an introduction and first reading and then, after newspaper notice, a second reading with a public hearing for final adoption of the ordinance approving the Redevelopment Plan approval of the ordinance.

As is the case with any land use ordinance, the Ordinance approving the Redevelopment Plan must be referred to the Medford Planning Board for a consistency determination to confirm that the redevelopment plan is consistent with the Township Master Plan. The planning board has to adopt a resolution referring the ordinance approving the Redevelopment Plan back to the Township Council for final action and adoption at the time of second reading and public hearing.

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Please confirm your, and your professionals, availability for next Thursday, and we can get the ball rolling.

In the interim, please let me know if you have any questions

Thanks, Tim

Timothy M. Prime, Esquire



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Kathy Burger

From: Eric <eric@magnifybrewing.com>
Sent: Friday, October 15, 2021 1:41 PM
To: Tim Prime
Cc: Scott Taylor; Charles Watson; Julia Hahn; Chris Noll
Subject: Re: Magnify Medford Township

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Hi Tim,

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Have a great weekend. Thank you.

Eric
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On Oct 14, 2021, at 4:25 PM, Tim Prime <tim@primelaw.com> wrote:

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Thanks, Tim

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<image001.jpg>

Kathy Burger

From: Scott Taylor <Staylor@tdgplanning.com>
Sent: Sunday, October 17, 2021 1:43 PM
To: Eric; Tim Prime
Cc: Charles Watson; Julia Hahn; Christopher Noll
Subject: RE: Magnify Medford Township

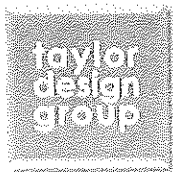
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Scott D. Taylor, AICP, PP, LLA, LEED AP
Vice President

856.810.3443 Ext. 201



Taylor Design Group, Inc.

131 Hartford Road
Mt. Laurel, NJ 08054

Community Planning Landscape Architecture Park Planning & Design Economic Development

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Sent: Friday, October 15, 2021 1:41 PM
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Cc: Scott Taylor <Staylor@tdgplanning.com>; Charles Watson <cwatson@medfordtownship.com>; Julia Hahn <julia@primelaw.com>; Christopher Noll <cnoll@erinj.com>
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<image001.jpg>

Kathy Burger

From: Eric <eric@magnifybrewing.com>
Sent: Monday, October 18, 2021 1:48 PM
To: Scott Taylor
Cc: Tim Prime; Charles Watson; Julia Hahn; Christopher Noll; Castello, Geoffrey; Bill Brown
Subject: Re: Magnify Medford Township

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Hi All,

CC'ed here is Bill Brown, our architect, as well and Geoffrey Castello, our outside General Council, who will be at the meeting.

Thursday at 11am works well for all of us. Will you send a Zoom invite out?

Eric
eric@magnifybrewing.com

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Eric, thanks for responding so quickly.

The Township Planner, Scott Taylor, will send out a Zoom invite to everyone on this email for this **Thursday, October 21 at 11am**. Scott will control the zoom and can share screen with everyone if necessary.

Thanks, Tim

Timothy M. Prime, Esquire



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Fax: (856) 273-8383

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E-Mail: tim@primelaw.com
Web: www.primelaw.com

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Vice President

856.810.3443 Ext. 201

<image001.jpg>

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131 Hartford Road
Mt. Laurel, NJ 08054

Community Planning Landscape Architecture Park Planning & Design Economic Development

From: Eric <eric@magnifybrewing.com>

Sent: Friday, October 15, 2021 1:41 PM

To: Tim Prime <tim@primelaw.com>

Cc: Scott Taylor <Staylor@tdgplanning.com>; Charles Watson <cwatson@medfordtownship.com>; Julia Hahn <julia@primelaw.com>; Christopher Noll <cnoll@erinj.com>

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<image001.jpg>

Kathy Burger

Subject: Magnify Medford Zoom Meeting
Location: <https://us02web.zoom.us/j/85132908124?pwd=MmlGSmlkRzF6M25zVDV4UFNWZjRDdz09>
Start: Thu 10/21/2021 11:00 AM
End: Thu 10/21/2021 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Scott Taylor
Required Attendees: Eric; Tim Prime Esq; Charles Watson; Julia Hahn; Christopher J. Noll PE CME PP; Castello, Geoffrey; Bill Brown

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Join Zoom Meeting

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Meeting ID: 851 3290 8124

Passcode: 651463

One tap mobile

+19292056099,,85132908124#,,,,*651463# US (New York)

+13017158592,,85132908124#,,,,*651463# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

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To: Tim Prime;Eric
Cc: Charles Watson;Julia Hahn;Christopher Noll;Castello, Geoffrey;Bill Brown;Kathy Burger
Subject: RE: Magnify Medford Township
Attachments: 10.23.21 TDG 17 N Main Redevelopment Process .pdf

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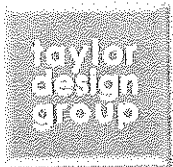
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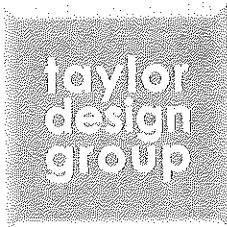
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<image001.jpg>



Celebrating
20⁰¹₂₁
Years In Business

Michelle M. Taylor, AICP, PP
Scott D. Taylor, AICP, PP, LLA, LEED AP

Steven F. Lennon, LLA, PP

Charles Morris, LLA

Corey S. Wilson, LLA

Holly M. Pasqua, Office Manager

17-19 North Main Street- Redevelopment Area Process Outline

Medford Township, NJ

October 23, 2021

Community Planning

Landscape Architecture

Municipal Consulting

Streetscape Design

Economic Development

Parks and Recreation

This is an **abbreviated description** of the tasks of the Redevelopment/Rehabilitation Process for the referenced project. In addition to these tasks, there are numerous, statutory criteria and noticing requirements which must be adhered to per N.J.S.A. 40A:12 et seq.

WBE-SBE

Woman Business
Enterprise

Small Business
Enterprise

**Current
Status**

Task Description		Status
Investigation/Designation Phase		
1	Township Council by Resolution authorizes the Planning Board to undertake a <u>preliminary investigation</u> to determine whether the identified area meets certain statutory criteria to be designated as an <u>Area In Need of Redevelopment, without Condemnation.</u>	Completed March 16, 2021
2	Planning Board/Taylor Design Group prepares the preliminary investigation/designation <u>Study Area Map</u> and <u>Investigation Report.</u>	Completed April 2021
3	Planning Board gives notice, conducts <u>public hearing(s)</u> on the preliminary investigation, and reports back to Township Council on whether the area should be designated as an <u>Area In Need of Redevelopment, without Condemnation.</u>	Completed April 28, 2021
4	Township Council by Resolution considers the Planning Board recommendations and designates the delineated area as an <u>Area in Need of Redevelopment, without Condemnation.</u>	Completed Spring 2021
Redeveloper Selection & Redevelopment Plan Phase		
5	Township Council solicits Statements of Qualifications & Proposals for Development Proposals that are consistent with & advance the HVC-Historic Village Commercial Zoning & the Township Master Plan.	Completed
6	Redevelopment Subcommittee reviews the qualifications and proposals and makes recommendation to Township Council.	Completed
7	Township Council /Taylor Design Group prepare a <u>Redevelopment Plan</u> for the designated area; Permitted/Required Uses, Zoning & Design Standards, address LRHL statutory requirements.	Fall 2021
8	Draft <u>Redevelopment Plan</u> submitted to NJ Pinelands for comment.	Nov. 15, 2021 Tentative
9	Township Council Introduces <u>Redevelopment Plan- (Ordinance)</u>	Dec. 7, 2021 Tentative
10	Planning Board /Taylor Design Group reviews the Redevelopment Plan relative to consistency with the Master Plan.	Dec. 20, 2021 Tentative
11	Township Council conducts <u>public hearing(s)</u> on the Redevelopment Plan and adopts Plan by <u>Ordinance.</u>	Dec. 21, 2021 Tentative
12	Township Council conditionally names special purpose entity as the designated Redeveloper(s) of applicable Lot(s).	Dec. 21, 2021 Tentative
13	Township Council enters into <u>Redevelopment/Financial Agreement(s)</u> with designated Redeveloper(s)/Property Owner(s) as Urban Renewal Entity(ies) as applicable.	Future
Planning Board Approval Phase		
13	Typical <u>Planning Board</u> site plan and/or subdivision land development application and approval process.	Future

Taylor Design Group, Inc.
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Mount Laurel, NJ 08054

T. 856.810.3443

W. TDGplanning.com

Kathy Burger

From: Scott Taylor <Staylor@tdgplanning.com>
Sent: Saturday, October 23, 2021 11:03 AM
To: tim@primelaw.com; Charles Watson
Cc: Kathy Burger
Subject: 17-19 Main/ Magnify

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Good morning,

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My suggestions are as follows:

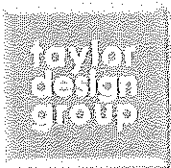
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Any thoughts or preference?

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Community Planning Landscape Architecture Park Planning & Design Economic Development

Kathy Burger

From: Charles Watson
Sent: Saturday, October 23, 2021 11:13 AM
To: Scott Taylor;tim@primelaw.com
Cc: Kathy Burger
Subject: Re: 17-19 Main/ Magnify

While I like the second one better it doesn't really matter to me.

Chuck Watson
Mayor, Medford Township

From: Scott Taylor <Staylor@tdgplanning.com>
Sent: Saturday, October 23, 2021 11:02:48 AM
To: tim@primelaw.com <tim@primelaw.com>; Charles Watson <cwatson@medfordtownship.com>
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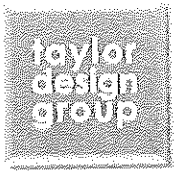
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I would like to schedule a ZOOM conference call with you and I, Scott and Chris, and Mayor Watson, to firm up the time schedule for the project. I would also urge you to have your architect, engineer and attorney on the call, if they are available, as well as any sketch plans and elevations.

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Thanks, Tim

Timothy M. Prime, Esquire

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Fax: (856) 273-8383

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<image001.jpg>

<10.23.21 TDG 17 N Main Redevelopment Process .pdf>

Kathy Burger

From: Tim Prime <tim@primelaw.com>
Sent: Saturday, October 23, 2021 4:58 PM
To: Scott Taylor
Cc: Kathy Burger; Charles Watson
Subject: Re: 17-19 Main/ Magnify

I don't want to focus on prior use of the building. I also agree not to use 17-19. 17 North Main Street Redevelopment Plan and Zone it is.

Timothy M. Prime

Prime & Tuvel, LLC
14,000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054
(856) 273-8300

On Oct 23, 2021, at 11:13 AM, Charles Watson <cwatson@medfordtownship.com> wrote:

While I like the second one better it doesn't really matter to me.

Chuck Watson
Mayor, Medford Township

From: Scott Taylor <Staylor@tdgplanning.com>
Sent: Saturday, October 23, 2021 11:02:48 AM
To: tim@primelaw.com <tim@primelaw.com>; Charles Watson <cwatson@medfordtownship.com>
Cc: Kathy Burger <kburger@medfordtownship.com>
Subject: 17-19 Main/ Magnify

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We called the Investigation 17-19 North Main Street to be generic.

My suggestions are as follows:

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**17 N Main Redevelopment Area Zone (as this will be one lot and one building io
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Any thoughts or preference?

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

856.810.3443 Ext. 201

<image001.jpg>

Taylor Design Group, Inc.

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

Community Planning Landscape Architecture Park Planning & Design Economic Development

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From: Scott Taylor <Staylor@tdgplanning.com>
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To: Tim Prime
Cc: Kathy Burger; Charles Watson
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Understood.

Scott D. Taylor, AICP, PP, LLA, LEED AP
Taylor Design Group, Inc.

From: Tim Prime <tim@primelaw.com>
Sent: Saturday, October 23, 2021 4:57:31 PM
To: Scott Taylor <Staylor@tdgplanning.com>
Cc: Kathy Burger <kburger@medfordtownship.com>; Charles Watson <cwatson@medfordtownship.com>
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Community Planning Landscape Architecture Park Planning & Design Economic Development

Kathy Burger

From: Tim Prime <tim@primelaw.com>
Sent: Monday, October 25, 2021 2:35 PM
To: Eric
Cc: Scott Taylor; Charles Watson; Julia Hahn; Christopher Noll; Castello, Geoffrey; Bill Brown; Kathy Burger
Subject: Re: Magnify Medford Township
Attachments: image001.jpg

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Kathy Burger

From: Eric <eric@magnifybrewing.com>
Sent: Tuesday, October 26, 2021 11:47 AM
To: Tim Prime
Cc: Scott Taylor; Charles Watson; Julia Hahn; Christopher Noll; Castello, Geoffrey; Bill Brown; Kathy Burger
Subject: Re: Magnify Medford Township

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Hi All,

Our environmental phase 1 is being conducted. They have asked the following. If you don't mind, could you please see if you have any of this info and send it along. I do not believe there are previous environmental reports or surveys (which we are doing and should be completed soon) but there may be site plans or floor plans out there. Any info is appreciated.

Please request from the seller and send over any documents/reports that they may have (i.e., previous environmental reports, survey of the property, site plans, floor plans, etc.) that will help us with our assessment.

Thank you,

Eric
eric@magnifybrewing.com

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Thanks Scott.

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To: Eric; Tim Prime
Cc: Scott Taylor; Charles Watson; Julia Hahn; Christopher Noll; Castello, Geoffrey; Bill Brown
Subject: RE: Magnify Medford Township

Eric,

I will check our files.

Regards,

Kathy

Kathy Burger
Township Manager/Township Clerk
Township of Medford
49 Union Street
Medford, NJ 08055
609-654-2608, Ext. 334

From: Eric <eric@magnifybrewing.com>
Sent: Tuesday, October 26, 2021 11:47 AM
To: Tim Prime <tim@primelaw.com>
Cc: Scott Taylor <staylor@tdgplanning.com>; Charles Watson <cwatson@medfordtownship.com>; Julia Hahn <julia@primelaw.com>; Christopher Noll <cnoll@erinj.com>; Castello, Geoffrey <GCastello@kelleydrye.com>; Bill Brown <bill@williamgbrown.com>; Kathy Burger <kburger@medfordtownship.com>
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<10.23.21 TDG 17 N Main Redevelopment Process .pdf>

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

Hi All,

Our environmental phase 1 is being conducted. They have asked the following. If you don't mind, could you please see if you have any of this info and send it along. I do not believe there are previous environmental reports or surveys (which we are doing and should be completed soon) but there may be site plans or floor plans out there. Any info is appreciated.

Please request from the seller and send over any documents/reports that they may have (i.e., previous environmental reports, survey of the property, site plans, floor plans, etc.) that will help us with our assessment.

Thank you,

Eric
eric@magnifybrewing.com

On Oct 25, 2021, at 2:34 PM, Tim Prime <tim@primelaw.com> wrote:

Thanks Scott.

Timothy M. Prime, Esquire



South Jersey Office

14000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054
Phone: (856) 273-8300
Fax: (856) 273-8383

North Jersey Offices

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Fax: (856) 273-8383

50 Harrison Street PH #511

Hoboken, New Jersey 07030

E-Mail: tim@primelaw.com

Web: www.primelaw.com

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On Sat, Oct 23, 2021 at 12:01 PM Eric <eric@magnifybrewing.com> wrote:

Thank you, Scott!

Eric

eric@magnifybrewing.com

On Oct 23, 2021, at 10:53 AM, Scott Taylor
<Staylor@tdgplanning.com> wrote:

Good morning all,

**Pursuant to our zoom meeting Thursday,
attached please find an updated RD Process
outline.**

I have put Tim's schedule in there as a target.

**If anyone has any questions, please let me
know.**

Thanks

Scott

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

856.810.3443 Ext. 201

<image001.jpg>

Taylor Design Group, Inc.

131 Hartford Road

Mt. Laurel, NJ 08054

Community Planning Landscape Architecture Park
Planning & Design Economic Development

From: Tim Prime <tim@primelaw.com>
Sent: Monday, October 18, 2021 3:30 PM
To: Eric <eric@magnifybrewing.com>
Cc: Scott Taylor <Staylor@tdgplanning.com>; Charles
Watson <cwatson@medfordtownship.com>; Julia
Hahn <julia@primelaw.com>; Christopher Noll
<cnoll@erinj.com>; Castello, Geoffrey
<GCastello@kelleydrye.com>; Bill Brown
<bill@williamgbrown.com>
Subject: Re: Magnify Medford Township

Eric, thanks for responding so quickly.

The Township Planner, Scott Taylor, will send out
a Zoom invite to everyone on this email for
this **Thursday, October 21 at 11am**. Scott will
control the zoom and can share screen with
everyone if necessary.

Thanks, Tim

Timothy M. Prime, Esquire

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Community Planning Landscape
Architecture Park Planning &
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From: Eric
<eric@magnifybrewing.com>
Sent: Friday, October 15, 2021 1:41
PM
To: Tim Prime <tim@primelaw.com>
Cc: Scott Taylor

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Have a great weekend. Thank you.

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> wrote:

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As you know, our
office represents
Medford Township.
Our Township
Planner is Scott
Taylor and the
Township Engineer
is Chris Noll, both
of whom are both
copied on this
email.

I would like to
schedule a ZOOM
conference call with
you and I, Scott and

Chris, and Mayor Watson, to firm up the time schedule for the project. I would also urge you to have your architect, engineer and attorney on the call, if they are available, as well as any sketch plans and elevations.

I would like to schedule the call for next **Thursday, 10/21** or the following **Monday 10/25 at 11, 1, 2 or 3pm**. Please confirm your availability, and your professionals availability, and I will confirm the Township's availability and we will schedule the zoom call.

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requirements including lot coverage, yard setbacks, parking, landscaping standards etc. as well as the architectural standards for the site.

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Our office has already started to work on these two agreements and will be able to forward them to you and your attorney to finalize so that they will be finished and ready to be executed once the Redevelopment Plan is adopted. The Redevelopment Plan has to be adopted by the

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Also at the 12/21
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would formally be
designated as the
redeveloper, and
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Clerk would be
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execute the
Redevelopment
Agreement and
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for the property.

After the
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and the zoning
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Please confirm
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Thanks, Tim

Timothy M.

Prime, Esquire

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<10.23.21 TDG 17 N Main Redevelopment Process
.pdf>

<image001.jpg>

Kathy Burger

From: Eric <eric@magnifybrewing.com>
Sent: Tuesday, November 9, 2021 6:23 PM
To: Scott Taylor
Cc: Tim Prime; Charles Watson; Julia Hahn; Christopher Noll; Castello, Geoffrey; Bill Brown
Subject: Re: Magnify Medford Township

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Hi All,

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Have a great weekend. Thank you.

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<image001.jpg>

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To: Scott Taylor
Cc: Tim Prime; Charles Watson; Julia Hahn; Christopher Noll; Castello, Geoffrey; Bill Brown
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From: Chris Noll <cnoll@erinj.com>
Sent: Friday, November 19, 2021 12:51 PM
To: Eric
Cc: Scott Taylor; Tim Prime; Charles Watson; Julia Hahn; Castello, Geoffrey; Bill Brown
Subject: Re: Magnify Medford Township

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Wednesday 12/1 at 10 works for me.
Chris Noll

Sent from my iPhone

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To: Tim Prime <tim@primelaw.com>
Cc: Scott Taylor <Staylor@tdgplanning.com>; Charles
Watson <cwatson@medfordtownship.com>; Julia Hahn
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Sent: Friday, November 19, 2021 1:44 PM
To: Scott Taylor
Cc: Charles Watson; Christopher Noll; Eric; Julia Hahn; Castello, Geoffrey; Bill Brown
Subject: Re: Magnify Medford Township
Attachments: image001.jpg

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Cc: Scott Taylor <Staylor@tdgplanning.com>; Charles Watson <cwatson@medfordtownship.com>; Julia Hahn <julia@primelaw.com>; Christopher Noll <cnoll@erinj.com>
Subject: Re: Magnify Medford Township

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Have a great weekend. Thank you.

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conference call with you and I,
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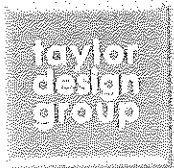
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Jersey 07030

E-
Mail: [tim@primelaw.c
om](mailto:tim@primelaw.com)
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Kathy Burger

Subject: Magnify RD Zoom Meeting
Location: <https://us02web.zoom.us/j/87487173215?pwd=NzdxdW5FS2I4ZFRSQzFFYURESTBqQT09>
Start: Wed 12/1/2021 11:00 AM
End: Wed 12/1/2021 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Scott Taylor

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Scott Taylor is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87487173215?pwd=NzdxdW5FS2I4ZFRSQzFFYURESTBqQT09>

Meeting ID: 874 8717 3215

Passcode: 961384

One tap mobile

+13126266799,,87487173215#,,,,*961384# US (Chicago)

+19292056099,,87487173215#,,,,*961384# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 874 8717 3215

Passcode: 961384

Find your local number: <https://us02web.zoom.us/j/87487173215?pwd=NzdxdW5FS2I4ZFRSQzFFYURESTBqQT09>

Kathy Burger

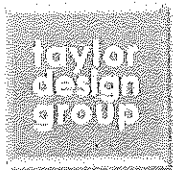
From: Scott Taylor <Staylor@tdgplanning.com>
Sent: Tuesday, November 23, 2021 9:28 AM
To: Eric
Cc: Tim Prime; Charles Watson; Christopher Noll; Julia Hahn; Castello, Geoffrey; Bill Brown
Subject: RE: Magnify Medford Township

Thanks Eric, even if it is an hour before the meeting, it will help.

Thanks

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

856.810.3443 Ext. 201



Taylor Design Group, Inc.

131 Hartford Road
Mt. Laurel, NJ 08054

Community Planning Landscape Architecture Park Planning & Design Economic Development

From: Eric <eric@magnifybrewing.com>
Sent: Tuesday, November 23, 2021 9:25 AM
To: Scott Taylor <Staylor@tdgplanning.com>
Cc: Tim Prime <tim@primelaw.com>; Charles Watson <cwatson@medfordtownship.com>; Christopher Noll <cnoll@erinj.com>; Julia Hahn <julia@primelaw.com>; Castello, Geoffrey <GCastello@kelleydrye.com>; Bill Brown <bill@williamgbrown.com>
Subject: Re: Magnify Medford Township

Thank you, Scott.

If we can get it done in advance we will definitely send it, great idea.

I hope everyone has a great Thanksgiving and looking forward to meeting again next week!

Eric
eric@magnifybrewing.com

On Nov 23, 2021, at 9:23 AM, Scott Taylor <Staylor@tdgplanning.com> wrote:

Zoom invite will be sent shortly.

If the concept plan is available in advance of the meeting it might make the meeting more productive if we can review it and provide some initial feedback.

Scott

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

856.810.3443 Ext. 201

<image001.jpg>

Taylor Design Group, Inc.

131 Hartford Road
Mt. Laurel, NJ 08054

Community Planning Landscape Architecture Park Planning & Design Economic Development

From: Tim Prime <tim@primelaw.com>

Sent: Monday, November 22, 2021 5:34 PM

To: Scott Taylor <Staylor@tdgplanning.com>

Cc: Charles Watson <cwatson@medfordtownship.com>; Christopher Noll <cnoll@erinj.com>; Eric <eric@magnifybrewing.com>; Julia Hahn <julia@primelaw.com>; Castello, Geoffrey <GCastello@kelleydrye.com>; Bill Brown <bill@williamgbrown.com>

Subject: Re: Magnify Medford Township

Scott, please send out a ZOOM invite to everyone for Wednesday December 1 at 11:00 am.

Timothy M. Prime, Esquire



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14000 Horizon Way, Suite 325
Mount Laurel, New Jersey 08054
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On Fri, Nov 19, 2021 at 1:42 PM Scott Taylor <Staylor@tdgplanning.com> wrote:

Can we do 11 on the 1st?

Scott D. Taylor, AICP, PP, LLA, LEED AP
Taylor Design Group, Inc.

From: Charles Watson <cwatson@medfordtownship.com>
Sent: Friday, November 19, 2021 12:56:20 PM
To: Christopher Noll <cnoll@erinj.com>; Eric <eric@magnifybrewing.com>
Cc: Scott Taylor <Staylor@tdgplanning.com>; Tim Prime <tim@primelaw.com>; Julia Hahn <julia@primelaw.com>; Castello, Geoffrey <GCastello@kelleydrye.com>; Bill Brown <bill@williamgbrown.com>
Subject: Re: Magnify Medford Township

I can make either one work so let's shoot for Wednesday if that works for Chris and everyone else

Chuck Watson
Mayor, Medford Township

From: Chris Noll <cnoll@erinj.com>
Sent: Friday, November 19, 2021 12:50:32 PM
To: Eric <eric@magnifybrewing.com>
Cc: Scott Taylor <Staylor@tdgplanning.com>; Tim Prime <tim@primelaw.com>; Charles Watson <cwatson@medfordtownship.com>; Julia Hahn <julia@primelaw.com>; Castello, Geoffrey <GCastello@kelleydrye.com>; Bill Brown <bill@williamgbrown.com>
Subject: Re: Magnify Medford Township

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Wednesday 12/1 at 10 works for me.
Chris Noll

Sent from my iPhone

On Nov 19, 2021, at 12:39 PM, Eric <eric@magnifybrewing.com> wrote:

Hi All,

We got the survey back and I met with Bill this morning. We will have a preliminary site plan and will be able to review set backs, lot coverage and location of the building on the property the week after thanksgiving. Can we set up a zoom call for Tuesday, 11/30 or Wednesday, 12/1? Maybe 10am? If that doesn't work, let me know of a couple alternative days and times that work.

I hope everyone has a great holiday.

Thanks,

Eric
eric@magnifybrewing.com

On Nov 9, 2021, at 6:22 PM, Eric <eric@magnifybrewing.com> wrote:

Hi All,

I wanted to give everyone an update. CME Associates (formerly Guzzi Engineering) is delayed on the topography survey that we need to complete the work for our November 15th deadline. They are working as fast possible but will not have it back to us until late tomorrow or Thursday.

This only leaves us 1-2 business days to make the adjustments needed before the Monday deadline. It seems doubtful to me that we will be able to make the Monday deadline we were shooting for because of this. When we do get it back, we can move as fast as possible, and I can talk with Bill and let you know what that means for a new date we can be ready.

The environmental phase 1 is still moving forward and we should have that back in a couple weeks. They are visiting the site this Friday.

I know this is not ideal, but I wanted to loop everyone in as I spoke to CME this afternoon.

I will be in touch with an update soon.

Eric
eric@magnifybrewing.com

On Oct 18, 2021, at 1:47 PM, Eric
<eric@magnifybrewing.com> wrote:

Hi All,

CC'ed here is Bill Brown, our architect, as well and Geoffrey Castello, our outside General Council, who will be at the meeting.

Thursday at 11am works well for all of us. Will you send a Zoom invite out?

Eric
eric@magnifybrewing.com

On Oct 17, 2021, at 1:43 PM, Scott Taylor <Staylor@tdgplanning.com> wrote:

I am available Thursday, 10/21 or the following Monday 10/25 at 11, 1, 2 or 3pm.

Tim, Let me know if you'd like me to schedule the zoom once we have a date.

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

856.810.3443 Ext. 201

<image001.jpg>

Taylor Design Group, Inc.

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

Community Planning Landscape
Architecture Park Planning &
Design Economic Development

From: Eric
<eric@magnifybrewing.com>
Sent: Friday, October 15, 2021 1:41 PM
To: Tim Prime <tim@primelaw.com>
Cc: Scott Taylor
<Staylor@tdgplanning.com>; Charles Watson
<cwatson@medfordtownship.com>;
Julia Hahn <julia@primelaw.com>;

Christopher Noll <cnoll@erinj.com>

Subject: Re: Magnify Medford
Township

Hi Tim,

Thank you for the email. I really appreciate you laying everything out here. This is great.

My architect is away til Monday. I will confirm the day/time works on Monday after I speak with him. I am sure next Thursday or the following Monday will work.

Have a great weekend. Thank you.

Eric
eric@magnifybrewing.com

On Oct 14, 2021, at
4:25 PM, Tim Prime
<tim@primelaw.com>
wrote:

Hi Eric:

As you know, our
office represents
Medford Township.
Our Township
Planner is Scott
Taylor and the
Township Engineer is
Chris Noll, both
of whom are both
copied on this
email.

I would like to
schedule a ZOOM
conference call with
you and I, Scott and
Chris, and
Mayor Watson, to
firm up the time

schedule for the project. I would also urge you to have your architect, engineer and attorney on the call, if they are available, as well as any sketch plans and elevations.

I would like to schedule the call for next **Thursday, 10/21 or the following Monday 10/25 at 11, 1, 2 or 3pm**. Please confirm your availability, and your professionals availability, and I will confirm the Township's availability and we will schedule the zoom call.

The next step is for the Township to prepare the Redevelopment Plan for the site. The Redevelopment Plan basically zones the property from its present public building zoning to permit the brewery use on the site. The redevelopment plan also establishes the various bulk requirements including lot coverage, yard setbacks, parking, landscaping standards etc. as well as the

architectural
standards for the
site.

Once the
redevelopment plan
is adopted, you can
then apply to the
Medford Planning
Board for your
actual site plan
approvals to
construct the
building and site
improvements.

Please be aware that
the site is within the
jurisdiction of the
New Jersey
Pinelands

Commission so the
Commission has to
approve the
Redevelopment Plan
as well as,
ultimately, your site
plan for the project.

The Township has a
good working
relationship with the
Pinelands

Commission so we
believe that there
will not be any
substantive issues
but the Pinelands
Commission
approval layer does
take additional time.

Once the
redevelopment plan
is approved, the
Township will enter
into a
Redevelopment
Agreement with you
that ensures the
redevelopment of
the property in

accordance with the Redevelopment Plan. In addition, the redevelopment agreement will include an agreement of sale for you to purchase the property. As part of approval of the Redevelopment Agreement, the Township will also formally appoint you as a redeveloper. The Township has already accepted your RFP for development of the site.

Our office has already started to work on these two agreements and will be able to forward them to you and your attorney to finalize so that they will be finished and ready to be executed once the Redevelopment Plan is adopted.

The Redevelopment Plan has to be adopted by the Medford Township Council by ordinance. In New Jersey, an ordinance requires two readings, an introduction and first reading and then, after newspaper notice, a second reading with a public hearing for

final adoption of the ordinance approving the Redevelopment Plan approval of the ordinance.

As is the case with any land use ordinance, the Ordinance approving the Redevelopment Plan must be referred to the Medford Planning Board for a consistency determination to confirm that the redevelopment plan is consistent with the Township Master Plan. The planning board has to adopt a resolution referring the ordinance approving the Redevelopment Plan back to the Township Council for final action and adoption at the time of second reading and public hearing. The important factor is to have plenty of time to prepare the Redevelopment Plan carefully and to have the agreements negotiated and ready to sign. Because of the Thanksgiving and Christmas holidays, the schedule would be as follows:
Monday, November 15: Preparation of the Redevelopment

Plan and submission
to the Pinelands
Commission for
initial review and
comment.

Tuesday, December
7: Township Council.
Introduction and
first reading of the
Ordinance approving
the Redevelopment
Plan.

Monday, December
20: Planning Board.
Hearing for
consistency.

Tuesday, December
21: Township
Council. Second
reading, public
hearing and
adoption of
Ordinance approving
Redevelopment
Plan.

Also at the 12/21
Township Council
meeting, Magnify
would formally be
designated as the
redeveloper, and the
Mayor and Clerk
would be authorized
to execute the
Redevelopment
Agreement and
Agreement of Sale
for the property.

After the
redevelopment plan
is prepared, and
the zoning
parameters and
standards are
finalized, you could
also be preparing
the site plan and
application to the

planning board for
site plan approval.
Please confirm your,
and your
professionals,
availability for next
Thursday, and we
can get the ball
rolling.

In the interim,
please let me know
if you have any
questions

Thanks, Tim

Timothy M.

Prime, Esquire

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