

Amy Cosnoski

From: Brian J. Shemesh <Bshemesh@ghclaw.com>
Sent: Friday, July 18, 2025 10:01 AM
To: Hillary Dasti
Cc: Jerry Dasti; mayor; Amy Cosnoski; Felix Bruselovsky; CD Director; Joseph Mackolin; Matthew Bianchini; Jeff Mendelson
Subject: RE: New Horizons
Attachments: 22019-AERIAL SITE PLAN 1 (1).pdf; 22019-03-SITE (5).pdf

Hi Jerry,

Thank you for your note, I'm looping in my client so we can all be on the same page. I think there is still some confusion, we are not suggesting removing the grocer from the Project. I'm resending the exhibits we previously provided, which would be attached to the proposed 5th Amendment as Exhibits A-1 and A-2. You'll see that both alternatives provide for a 16,000 SF grocery store. Our intention in amending the "concept plan" is simply to accomplish the following:

1. The Taco Bell pad site that was approved by the Planning Board is not reflected as part of the "Project" in the Redevelopment Agreement. We believe it is in our collective best interest to ensure that the Redevelopment Agreement's description of the Project is consistent with the approved site plan.
2. We believe Tractor Supply would be an excellent use for this site, and if the Township agrees, we'd like to confirm in the Redevelopment Agreement that same is permitted as part of the Project.
3. Finally, the identity of a grocery store operator still needs to be approved by the Township, and accordingly, the timeline for construction of Wawa/Taco Bell and the Grocery Store must be staggered (which is a concept already reflected in Section 3(i) of the Redevelopment Agreement). Language in the 5th amendment regarding same is not intended to change the structure originally agreed upon for such timing, simply memorializing where we are today and what the path forward is after closing.

Following your review of the above, we would request a call to discuss in an effort to finalize the 5th Amendment. As noted in our prior discussion, we're eager to work together to reach a closing date and look forward to resolving this amendment so we can all proceed.

Thanks as always,
Brian

Brian J. Shemesh, Esq.

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From: Hillary Dasti <hdasti@dmmlawfirm.com>
Sent: Friday, July 18, 2025 8:54 AM
To: Brian J. Shemesh <Bshemesh@ghclaw.com>
Cc: Jerry Dasti <JDasti@dmmlawfirm.com>; mayor <mayor@pemberton-twp.com>; Amy Cosnoski <acosnoski@pemberton-twp.com>; Director CD <cddirector@pemberton-twp.com>; Joseph Mackolin <jmackolin@dmmlawfirm.com>; Matthew Bianchini <mbianchini@pemberton-twp.com>
Subject: New Horizons

Good morning,

Please see attached.

Hillary Dasti

Administrative Assistant

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609-971-1010



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