

Amy Cosnoski

From: Salvatore Alfieri <salfieri@cgajlaw.com>
Sent: Thursday, August 21, 2025 8:03 AM
To: CD Director
Cc: Jeff Mendelson; Felix Bruselovsky; Patricia Everett; Erik Svensen; Jerry Dasti; Matthew Bianchini; mayor
Subject: Fw: New Horizons

Thank you. Jeff or Felix, can you provide the requested plan in the email below?

Salvatore Alfieri, Esq., Partner
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From: CD Director <cddirector@pemberton-twp.com>
Sent: Wednesday, August 20, 2025 9:22 AM
To: Salvatore Alfieri <salfieri@cgajlaw.com>
Cc: Jeff Mendelson <jeff@newhorizonnj.com>; Felix Bruselovsky <felix@newhorizonnj.com>; Patricia Everett <peverett@pemberton-twp.com>; Erik Svensen <esvensen@alaimogroup.com>; Jerry Dasti <jdasti@dmmlawfirm.com>; Matthew Bianchini <mbianchini@pemberton-twp.com>; mayor <mayor@pemberton-twp.com>
Subject: [EXT] Fw: New Horizons

Sal,
As you are aware the Township of Pemberton has received the proposed amendments to the redevelopment agreement. One of those amendments includes the streetscaping along Pemberton Browns Mills and Juliustown Road. As we work out the specifics of this amendment, we will need to get an electronic copy of the new plan showing the tractor supply. I have a paper copy but not an electronic copy which I will need to work with our engineer, Erik Svensen to come up with a proposal of what the Township can do to assist with some of the streetscaping so the specifics can be listed in the amended redevelopment agreement if the mayor and council agree. I want to get started on this so please send me the electronic plan showing tractor supply so the Engineer and I have an update very shortly for you and your client and mayor and council to discuss.

Thank you,
Roe

From: CD Director <cddirector@pemberton-twp.com>
Sent: Thursday, July 24, 2025 12:17 PM
To: Jennifer Harris <jharris@erinj.com>
Subject: Fw: New Horizons

From: CD Director <cddirector@pemberton-twp.com>
Sent: Monday, July 21, 2025 3:57 PM
To: Ashlee Bartole <abartole@pemberton-twp.com>
Subject: Fw: New Horizons

775 18 and 19

From: Brian J. Shemesh <Bshemesh@ghclaw.com>
Sent: Friday, July 18, 2025 10:00 AM
To: Hillary Dasti <hdasti@dmmlawfirm.com>
Cc: Jerry Dasti <JDasti@dmmlawfirm.com>; mayor <mayor@pemberton-twp.com>; Amy Cosnoski <ACosnoski@pemberton-twp.com>; Felix Bruselovsky <felix@newhorizonnj.com>; CD Director <cddirector@pemberton-twp.com>; Joseph Mackolin <jmackolin@dmmlawfirm.com>; Matthew Bianchini <mbianchini@pemberton-twp.com>; Jeff Mendelson <jeff@newhorizonnj.com>
Subject: RE: New Horizons

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

[\[hdasti@dmmlawfirm.com\]](mailto:hdasti@dmmlawfirm.com)hdasti@dmmlawfirm.com

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