

Cyndi MacReynolds - LUB\MUA

From: John Neyenhouse <jneyenhouse@gmail.com>
Sent: Wednesday, October 18, 2023 3:02 PM
To: Cyndi MacReynolds - LUB\MUA
Cc: bhaney62@comcast.net; Bill Fox; Brian Brach; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; Joe Paolo; Joe Hirsh; John.; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwgalloway@gmail.com
Subject: Re: Review Letter- TP1-NJ LLC

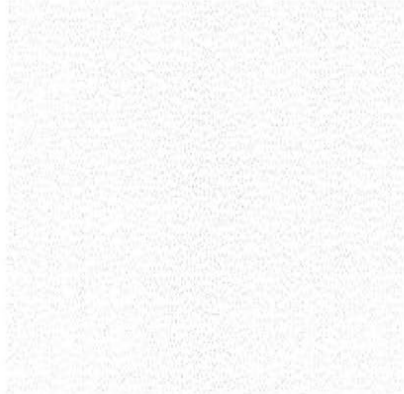
Joe,

On the first page of the review letter you have it stated that the lot has been cleared of trees. I drove by the lot today and noticed that the lot has not been cleared of trees.

I do not know if this makes a difference to the application or not.

Thank You,
John Neyenhouse

On Mon, Oct 16, 2023 at 10:29 AM Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:



Dear LUB Members,

Please see the attached Review Letter for tomorrow's meetings. If you haven't done so already, please come to my office to pick up any materials that you need for tomorrow.

Cyndi

Cynthia "Cyndi" MacReynolds

121 Evergreen Rd.

New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

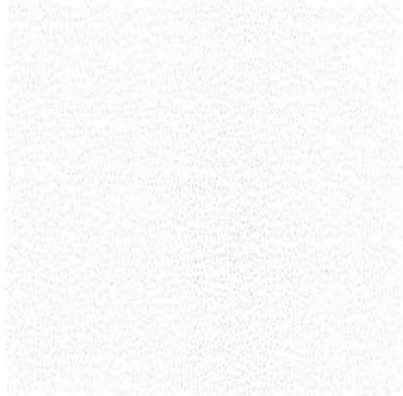
Cyndi MacReynolds - LUB\MUA

From: John . <jocalla@gmail.com>
Sent: Monday, October 16, 2023 10:35 AM
To: Cyndi MacReynolds - LUB\MUA
Cc: Bill Fox; Brian Brach; G2construction@comcast.net; Joe Paolo; Joe Hirsh; Michael Hammerstone; Robert Bowen; bhaney62@comcast.net; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwgalloway@gmail.com
Subject: Re: Review Letter- TP1-NJ LLC
Attachments: image001.gif

Hey Cyndi,

Is there a good time to stop by for picking that stuff up? I have meetings, but have some breaks in my day as well.

On Mon, Oct 16, 2023 at 10:29 AM Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:



Dear LUB Members,

Please see the attached Review Letter for tomorrow's meetings. If you haven't done so already, please come to my office to pick up any materials that you need for tomorrow.

Cyndi

Cynthia "Cyndi" MacReynolds

121 Evergreen Rd.

New Egypt, NJ 08533

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Monday, October 16, 2023 10:30 AM
To: bhaney62@comcast.net; Bill Fox; Brian Brach; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
Subject: Review Letter- TP1-NJ LLC
Attachments: 42516 01 - Review Letter - 2023-10-16.pdf

Tracking:	Recipient	Delivery	Read
	bhaney62@comcast.net		
	Bill Fox		
	Brian Brach		
	dustinmechanical@gmail.com		
	efox@erinj.com		
	farmerdoug@comcast.net		
	G2construction@comcast.net		
	gmcguckin@dmmlawfirm.com		
	jameshagelstein@gmail.com		
	jneyenhouse@gmail.com		
	Joe Paolo		
	Joe Hirsh		
	John .		
	Michael Hammerstone	Delivered: 10/16/2023 10:30 AM	
	Robert Bowen	Delivered: 10/16/2023 10:30 AM	Read: 10/16/2023 10:17 PM
	rsoneill@comcast.net		
	wwerkheiser@dmmlawfirm.com		
	wwalloway@gmail.com		

Dear LUB Members,

Please see the attached Review Letter for tomorrow's meetings. If you haven't done so already, please come to my office to pick up any materials that you need for tomorrow.

Cyndi

Cynthia "Cyndi" MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Friday, October 13, 2023 1:09 PM
To: bhaney62@comcast.net; Bill Fox; Brian Brach; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwgalloway@gmail.com
Subject: FW: 74-78 Maple Avenue - Interpretation Application - Letter Brief RE: Jurisdiction and Interpretation
Attachments: Jurisdiction Issue - Request for Interpretation - 74-78 Maple Ave.pdf

Tracking:	Recipient	Delivery
	bhaney62@comcast.net	
	Bill Fox	
	Brian Brach	
	dustinmechanical@gmail.com	
	efox@erinj.com	
	farmerdoug@comcast.net	
	G2construction@comcast.net	
	gmcguckin@dmmlawfirm.com	
	jameshagelstein@gmail.com	
	jneyenhouse@gmail.com	
	Joe Paolo	
	Joe Hirsh	
	John .	
	Michael Hammerstone	Delivered: 10/13/2023 1:10 PM
	Robert Bowen	Delivered: 10/13/2023 1:10 PM
	rsoneill@comcast.net	
	wwerkheiser@dmmlawfirm.com	
	wwgalloway@gmail.com	

Dear LUB,

Please see message and attached.

Cynthia "Cyndi" MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

From: Ryan Murphy <rmurphy@gertnermurphy.com>
Sent: Friday, October 6, 2023 3:55 PM

To: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>; Cyndi MacReynolds -- Police Sec.
<cmacreynolds@plumsted.org>; GREG MCGUCKIN <mcguckinesq@aol.com>; gmcguckin@dmmlawfirm.com;
efox@erinj.com; Joe Hirsh <jhirsh@erinj.com>; jcpriani@rmshc.law
Cc: Mike Avila <mavila@avila-eng.com>; Piero Benites <pbenites@avila-eng.com>; Andrew Feranda
<aferanda@sallc.org>; Marc Sorrentino <marcsorrentino@gmail.com>; Nicholas Antonelli <dicewithoutdots@aol.com>;
Jordan Epstein <jordan@firstplatinumcapital.com>; Stephen Dahl <stephen.dahl@lennar.com>; Lisa M. Higgins
<lisa.m.higgins@lennar.com>
Subject: 74-78 Maple Avenue - Interpretation Application - Letter Brief RE: Jurisdiction and Interpretation

All:

Attached hereto, please find correspondence with exhibits related to the alleged jurisdictional issue which never existed.

By way of this letter, I am requesting that the companion application be listed immediately following the interpretation application on November 21, 2023. If the Township/Board/Professionals (whoever) are as intent on denial as it appears, my clients and I would rather get before the Court sooner than later. Again, there is no basis to deny these lawful land use applications, but I digress.

Kindly confirm that the companion application for subdivision and site plan is listed for November 21, 2023 so that I can publish/send required notices.

Thanks,
Ryan

Ryan J. Murphy, Esquire
Gertner Murphy LLC
740 Bennetts Mills Road
PO Box 1149
Jackson, New Jersey 08527
732-523-5444
732-363-3345 (fax)

*** Please note our new internet domain, gertnermurphy.com, and my new email address, rmurphy@gertnermurphy.com ***

ATTENTION

This e-mail (including any attachments) is intended only for the exclusive use of the individual to whom it is addressed. The information contained hereinafter may be proprietary, confidential, privileged and exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient, or agent responsible for delivering the message to the intended recipient, the reader is hereby put on notice that any use, dissemination, distribution or copying of this communication is strictly prohibited. If the reader has received this communication in error, please immediately notify us by telephone at (732) 523-5444 or notify us via e-mail at rmurphy@gertnermurphy.com. Also, please send a hard copy of such e-mail to Ryan J. Murphy, P.O. Box 1149, Jackson, New Jersey 08527. We will reimburse you for all expenses incurred. Thank you.

Pursuant to Treasury Department regulations, we are required to advise you that any federal tax advice contained in this message (including any attachments) is not intended or written to be used, nor can same be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code, or applicable state or local tax law provisions, or (ii) promoting, marketing or recommending to another party, any tax-related matters addressed herein. Thank you.

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Friday, October 13, 2023 9:43 AM
To: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com; Brian Brach
Subject: Agenda
Attachments: 10.17.23 LUB Meeting.pdf

Dear LUB Members,

Please see the attached agenda and advise if you are able to attend the meeting so that I can ensure that we still have a quorum.

Cyndi

Cynthia "Cyndi" MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Friday, October 13, 2023 9:30 AM
To: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
Subject: FW: Special Meeting
Attachments: image002.gif

Dear LUB Members,

Please see the information provided by Mr. Hagelstein.

Cyndi

Cynthia "Cyndi" MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

From: James Hagelstein <jameshagelstein@gmail.com>
Sent: Wednesday, October 11, 2023 5:09 PM
To: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Subject: Fwd: Special Meeting

Cyndi,

Attached in the JBMDL Architectural Compendium I have previously referenced to the board as a potential guide for our use on setting standards for the township future designs and keeping the 'rural' appeal.

 JBMDL_Dix_IFS_Pre_Final.pdf

----- Forwarded message -----

From: Robert O'Neill <rsoneill@comcast.net>
Date: Mon, Oct 2, 2023, 1:17 PM
Subject: RE: Special Meeting
To: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>, <bhaney62@comcast.net>, Bill Fox <foxbill1949@gmail.com>, <dustinmechanical@gmail.com>, <efox@erinj.com>, <farmerdoug@comcast.net>, <G2construction@comcast.net>, <gmcguckin@dmmlawfirm.com>, <jameshagelstein@gmail.com>, <jneyenhouse@gmail.com>, Joe Paolo <firemarshal39@gmail.com>, Joe Hirsh <jhirsh@erinj.com>, John . <jocalla@gmail.com>, Michael Hammerstone <mhammerstone@plumsted.org>, Robert Bowen <rbowen@plumsted.org>, <wwerkheiser@dmmlawfirm.com>, <wwalloway@gmail.com>



All,

Here are some design standards I have found and some I've had to follow.

You can download them from the following link:

One drive link: [7 Items](#)

Robert O'Neill

331 Warwick Drive

Creamridge, NJ 08514

H. [REDACTED]

C. [REDACTED]

From: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>

Sent: Monday, October 2, 2023 12:12 PM

To: bhaney62@comcast.net; Bill Fox <foxbill1949@gmail.com>; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jnevenhouse@gmail.com; Joe Paolo <firemarshal39@gmail.com>; Joe Hirsh <jhirsh@erinj.com>; John . <jocalla@gmail.com>; Michael Hammerstone <mhammerstone@plumsted.org>; Robert Bowen <rbowen@plumsted.org>; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwgalloway@gmail.com

Subject: Special Meeting

Dear LUB Members,

There will be a Special Meeting on Tuesday, October 17th at 7pm. We will have Dave Roberts and TP1-NJ, LLC on the agenda. Please collect your materials for this application if you have not done so already.

There is a PMUA meeting before ours and I anticipate (with my fingers crossed) that they will be done quickly.

Please let me know if you will attend so that I may ensure that we still have a quorum.

Cyndi

Cynthia "Cyndi" MacReynolds

121 Evergreen Rd.

New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Wednesday, October 11, 2023 4:03 PM
To: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
Subject: FW: NJPO Announces the program lineup at the NJLM conference in Nov. 2023

Tracking:	Recipient	Delivery
	bhaney62@comcast.net	
	Bill Fox	
	dustinmechanical@gmail.com	
	efox@erinj.com	
	farmerdoug@comcast.net	
	G2construction@comcast.net	
	gmcguckin@dmmlawfirm.com	
	jameshagelstein@gmail.com	
	jneyenhouse@gmail.com	
	Joe Paolo	
	Joe Hirsh	
	John .	
	Michael Hammerstone	Delivered: 10/11/2023 4:04 PM
	Robert Bowen	
	rsoneill@comcast.net	
	wwerkheiser@dmmlawfirm.com	
	wwalloway@gmail.com	

Dear LUB Members,

Please see the link below if you would like to attend the NJPO NJLM Conference. Let me know ASAP so that I may register you for the courses.

Cyndi

From: NJPO <jkasler=njpo.org@vrmailer3.com>
Sent: Tuesday, October 10, 2023 1:33 PM
To: Cyndi MacReynolds -- Police Sec. <cmacreynolds@plumsted.org>
Subject: NJPO Announces the program lineup at the NJLM conference in Nov. 2023

{VR_MSO_FONT_OVERRIDE}

[View this email in your browser](#)

New Jersey Planning Officials @ NJLM Conference

November 14 - 16, 2023



New Jersey Planning Officials proudly announces our line up of classes at the League of Municipalities Conference in Atlantic City. Visit us at Booth 641.

For descriptions, click the links below.

To register for classes, click the registration button.

[Resolutions and Decisions](#)

[The State Plan Revisited: What's in it for you.](#)

[Stormwater Management](#)

[Resiliency in Planning](#)

[Variances: Proofs and Case Law](#)

Ethics for Planners

Affordable Housing Update

Sober Living

Warehousing / Light Industrial

Electric Vehicles: The Nuts & Volts

NJPO Board of Directors Annual Meeting

William M. Cox Symposium

Register Now

Click to [edit Email Preferences](#) or [Unsubscribe](#) from this list.

New Jersey Planning Officials
31 Mountain Blvd, Suite I
Warren, NJ 07059 - United States
Telephone: 9084129592

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Friday, October 6, 2023 4:51 PM
To: 'bhaney62@comcast.net'; 'Bill Fox'; 'dustinmechanical@gmail.com'; 'efox@erinj.com'; 'farmerdoug@comcast.net'; 'G2construction@comcast.net'; 'gmcguckin@dmmlawfirm.com'; 'jameshagelstein@gmail.com'; 'jneyenhouse@gmail.com'; Joe Paolo; 'Joe Hirsh'; 'John .'; Michael Hammerstone; Robert Bowen; 'rsoneill@comcast.net'; 'wwerkheiser@dmmlawfirm.com'; 'wvgalloway@gmail.com'; 'Brian Brach'
Subject: FW: 74-78 Maple Avenue - Interpretation Application - Letter Brief RE: Jurisdiction and Interpretation
Attachments: Jurisdiction Issue - Request for Interpretation - 74-78 Maple Ave.pdf

Tracking:	Recipient	Delivery
	'bhaney62@comcast.net'	
	'Bill Fox'	
	'dustinmechanical@gmail.com'	
	'efox@erinj.com'	
	'farmerdoug@comcast.net'	
	'G2construction@comcast.net'	
	'gmcguckin@dmmlawfirm.com'	
	'jameshagelstein@gmail.com'	
	'jneyenhouse@gmail.com'	
	Joe Paolo	
	'Joe Hirsh'	
	'John .'	
	Michael Hammerstone	Delivered: 10/6/2023 4:51 PM
	Robert Bowen	Delivered: 10/6/2023 4:51 PM
	'rsoneill@comcast.net'	
	'wwerkheiser@dmmlawfirm.com'	
	'wvgalloway@gmail.com'	
	'Brian Brach'	

Dear LUB Members,

Please see the email below and the attachment for 74-78 Maple Ave., Inc.

Cynthia “Cyndi” MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

From: Cyndi MacReynolds -- Police Sec. <cmacreynolds@plumsted.org>
Sent: Friday, October 6, 2023 4:00 PM
To: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Subject: FW: 74-78 Maple Avenue - Interpretation Application - Letter Brief RE: Jurisdiction and Interpretation

Cynthia "Cyndi" MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Administrative Assistant to Chief Meroney
Plumsted Township

(609) 758-2241 ext. 128

From: Ryan Murphy <rmurphy@gertnermurphy.com>
Sent: Friday, October 6, 2023 3:55 PM
To: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>; Cyndi MacReynolds -- Police Sec. <cmacreynolds@plumsted.org>; GREG MCGUCKIN <mcguckinesq@aol.com>; gmcguckin@dmmlawfirm.com; efox@erinj.com; Joe Hirsh <jhirsh@erinj.com>; jcipriani@rmshc.law
Cc: Mike Avila <mavila@avila-eng.com>; Piero Benites <pbenites@avila-eng.com>; Andrew Feranda <aferanda@sallc.org>; Marc Sorrentino <marcsorrentino@gmail.com>; Nicholas Antonelli <dicewithoutdots@aol.com>; Jordan Epstein <jordan@firstplatinumcapital.com>; Stephen Dahl <stephen.dahl@lennar.com>; Lisa M. Higgins <lisa.m.higgins@lennar.com>
Subject: 74-78 Maple Avenue - Interpretation Application - Letter Brief RE: Jurisdiction and Interpretation

All:

Attached hereto, please find correspondence with exhibits related to the alleged jurisdictional issue which never existed.

By way of this letter, I am requesting that the companion application be listed immediately following the interpretation application on November 21, 2023. If the Township/Board/Professionals (whoever) are as intent on denial as it appears, my clients and I would rather get before the Court sooner than later. Again, there is no basis to deny these lawful land use applications, but I digress.

Kindly confirm that the companion application for subdivision and site plan is listed for November 21, 2023 so that I can publish/send required notices.

Thanks,
Ryan

Ryan J. Murphy, Esquire
Gertner Murphy LLC
740 Bennetts Mills Road
PO Box 1149
Jackson, New Jersey 08527
732-523-5444
732-363-3345 (fax)

*** Please note our new internet domain, gertnermurphy.com, and my new email address, rmurphy@gertnermurphy.com ***

ATTENTION

This e-mail (including any attachments) is intended only for the exclusive use of the individual to whom it is addressed. The information contained hereinafter may be proprietary, confidential, privileged and exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient, or agent responsible for delivering the message to the intended recipient, the reader is hereby put on notice that any use, dissemination, distribution or copying of this communication is strictly prohibited. If the reader has received this communication in error, please immediately notify us by telephone at (732) 523-5444 or notify us via e-mail at rmurphy@gertnermurphy.com. Also, please send a hard copy of such e-mail to Ryan J. Murphy, P.O. Box 1149, Jackson, New Jersey 08527. We will reimburse you for all expenses incurred. Thank you.

Pursuant to Treasury Department regulations, we are required to advise you that any federal tax advice contained in this message (including any attachments) is not intended or written to be used, nor can same be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code, or applicable state or local tax law provisions, or (ii) promoting, marketing or recommending to another party, any tax-related matters addressed herein. Thank you.

Susan Smith

From: Michael Hammerstone <mhammerstone@plumsted.org>
Sent: Wednesday, October 4, 2023 12:13 PM
To: Dominick Cuzzo; Jean Cipriani
Subject: Re: LUB

Thank You Dominic,
I was completely confused, it was literally the most unprofessional haphazard meeting I have been to. What a Mess
Hopefully someone can make sense of this latest holdup
Hammer

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Dominick Cuzzo <dcuzzo@plumsted.org>
Sent: Wednesday, October 4, 2023 11:26:12 AM
To: Jean Cipriani <jcipriani@rmshc.law>
Cc: Michael Hammerstone <mhammerstone@plumsted.org>
Subject: LUB

I attended the LUB last night. Quite frankly, the way that the application was handled was very confusing and unprofessional.

Greg is going to weigh in on his opinion of whether or not the land-use board has jurisdiction to interpret the redevelopment ordinances in the way that they were passed, and the board board planner Ed Fox from REI says that the Land Use board doesn't have jurisdiction, and it might be sent back to the township committee for us to more thoroughly codify the ordinance of the redevelopment plan, or to just simply make a decision on it either way opinion on the matter.

Please give me call if you want to speak to me about my leanings and thoughts. I think we are going to need your help.

Respectfully in the service of the people,

Pastor Dominick Cuzzo,
Plumsted Township Committeeman

Susan Smith

From: Dominick Cuzzo <dcuzzo@plumsted.org>
Sent: Tuesday, October 3, 2023 7:16 PM
To: Municipal Clerk; Township Committee
Subject: Re: MUA Candidate Morgan Peterson

I am at the LUB meeting tonight and saw Mr. Peterson. I was able to speak to him and conducted my interview with him in the lobby.

Respectfully in the service of the people,

Pastor Dominick Cuzzo,
Plumsted Township Committeeman

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Monday, October 2, 2023 4:03:16 PM
To: Township Committee <committee@plumsted.org>
Subject: MUA Candidate Morgan Peterson

Morgan Peterson is available any day at 5 pm this week. Please advise your availability and if you would like to interview him.

I'm attaching his information again for your review.

Thank you,

Jennifer Witham, RMC, CMR
Municipal Clerk/Business Administrator
Township of Plumsted
121 Evergreen Rd
New Egypt, NJ 08533
609/758-2241, ext 101
fax 609/758-0123

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Susan Smith

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Tuesday, October 3, 2023 5:20 PM
To: Township Committee
Cc: Jean Cipriani (jcupriani@rmshc.law)
Subject: Additional Meeting Items - Final Agendas
Attachments: In God We Trust memo - Plumsted.docx; 100523 EX.doc; 100523.doc; 23-265 EX.doc; 23-280.doc; 23-281.doc; Engineer's report October 5 2023.pdf

Attached please find the final agendas, a few additional resolutions and the engineer's report. Hardcopies are in your mailboxes. Also attached is a memo from counsel regarding Resolution 23-281.

Jen

Jennifer Witham, RMC, CMR
Municipal Clerk/Business Administrator
Township of Plumsted
121 Evergreen Rd
New Egypt, NJ 08533
609/758-2241, ext 101
fax 609/758-0123

This communication has been delivered by an employee of Plumsted Township, Ocean County, NJ. Any files or attachments transmitted within it may contain information that is confidential, privileged and exempt from disclosure under applicable law. It is intended solely for the use of the individual or the entity to which it is addressed. If you are not the intended recipient, you are hereby notified that any use, dissemination, or copying of this communication is prohibited by federal law. If you have received this communication in error, please destroy it and notify the sender at (609)-758-2241 ext.101.

Cyndi MacReynolds - LUB\MUA

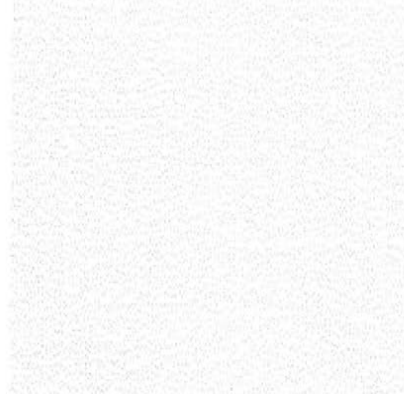
From: Bill Fox <foxbill1949@gmail.com>
Sent: Tuesday, October 3, 2023 9:32 AM
To: Cyndi MacReynolds - LUB\MUA
Cc: G2construction@comcast.net; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; bhaney62@comcast.net; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
Subject: Re: Special Meeting
Attachments: image001.gif

I plan to attend.



Virus-free. www.avg.com

On Mon, Oct 2, 2023 at 12:11 PM Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:



Dear LUB Members,

There will be a Special Meeting on Tuesday, October 17th at 7pm. We will have Dave Roberts and TP1-NJ, LLC on the agenda. Please collect your materials for this application if you have not done so already.

There is a PMUA meeting before ours and I anticipate (with my fingers crossed) that they will be done quickly.

Please let me know if you will attend so that I may ensure that we still have a quorum.

Cyndi

Cynthia "Cyndi" MacReynolds

121 Evergreen Rd.

New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Susan Smith

From: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Sent: Monday, October 2, 2023 9:33 PM
To: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com;
farmerdoug@comcast.net; G2construction@comcast.net; jameshagelstein@gmail.com;
jneyenhouse@gmail.com; John .; Michael Hammerstone; Robert Bowen;
rsoneill@comcast.net; wwalloway@gmail.com
Subject: June 20, 2023 Meeting Minutes
Attachments: 6.20.23 Draft Meeting Minutes.docx

Dear LUB Members,

Please see the attached minutes from our June meeting and advise.

Cyndi

Cynthia "Cyndi" MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Monday, October 2, 2023 2:07 PM
To: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
Subject: 10/2/23 Meeting

Tracking:	Recipient	Delivery	Read
	bhaney62@comcast.net		
	Bill Fox		
	dustinmechanical@gmail.com		
	efox@erinj.com		
	farmerdoug@comcast.net		
	G2construction@comcast.net		
	gmcguckin@dmmlawfirm.com		
	jameshagelstein@gmail.com		
	jneyenhouse@gmail.com		
	Joe Paolo		
	Joe Hirsh		
	John .		
	Michael Hammerstone	Delivered: 10/2/2023 2:07 PM	
	Robert Bowen	Delivered: 10/2/2023 2:07 PM	Read: 10/2/2023 10:57 PM
	rsoneill@comcast.net		
	wwerkheiser@dmmlawfirm.com		
	wwalloway@gmail.com		

Dear LUB Members,

We are still having our Regular Meeting tomorrow at 7:30pm.

Cyndi

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121 Evergreen Rd.
New Egypt, NJ 08533

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jneyenhouse@gmail.com; John .; Michael Hammerstone; Robert Bowen;
rsoneill@comcast.net; wwalloway@gmail.com
Subject: June 20, 2023 Meeting Minutes
Attachments: 6.20.23 Draft Meeting Minutes.docx

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To: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
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	jneyenhouse@gmail.com		
	Joe Paolo		
	Joe Hirsh		
	John .		
	Michael Hammerstone	Delivered: 10/2/2023 2:07 PM	
	Robert Bowen	Delivered: 10/2/2023 2:07 PM	Read: 10/2/2023 10:57 PM
	rsoneill@comcast.net		
	wwerkheiser@dmmlawfirm.com		
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Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Robert O'Neill <rsoneill@comcast.net>
Sent: Monday, October 2, 2023 1:16 PM
To: Cyndi MacReynolds - LUB\MUA; bhaney62@comcast.net; 'Bill Fox';
dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net;
G2construction@comcast.net; gmcguckin@dmmlawfirm.com;
jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; 'Joe Hirsh'; 'John .';
Michael Hammerstone; Robert Bowen; wwerkheiser@dmmlawfirm.com;
wwgalloway@gmail.com
Subject: RE: Special Meeting
Attachments: image002.gif

All,

Here are some design standards I have found and some I've had to follow.
You can download them from the following link:

One drive link: [7 Items](#)

Robert O'Neill
331 Warwick Drive
Creamridge, NJ 08514


From: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Sent: Monday, October 2, 2023 12:12 PM
To: bhaney62@comcast.net; Bill Fox <foxbill1949@gmail.com>; dustinmechanical@gmail.com; efox@erinj.com;
farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com;
jneyenhouse@gmail.com; Joe Paolo <firemarshal39@gmail.com>; Joe Hirsh <jhirsh@erinj.com>; John .
<jocalla@gmail.com>; Michael Hammerstone <mhammerstone@plumsted.org>; Robert Bowen
<rbowen@plumsted.org>; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwgalloway@gmail.com
Subject: Special Meeting

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Land Use Board Secretary

(609) 758-2241 ext. 128

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From: Cyndi MacReynolds - LUB\MUA
Sent: Monday, October 2, 2023 12:12 PM
To: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
Subject: Special Meeting

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121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Susan Smith

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Friday, September 29, 2023 12:46 PM
To: Township Committee
Subject: FW: Vacancies

Please see Committeeman Cuozzo's email below.

Jen

From: Dominick Cuozzo
Sent: Thursday, September 28, 2023 9:14 PM
To: Municipal Clerk <municipalclerk@plumsted.org>
Subject: Re: Vacancies

Please share with the entire Committee:

Was my request to have a discussion with the entire committee about department and personnel vacancies discussed at the agenda meeting on Monday?

Respectfully in the service of the people,

Pastor Dominick Cuozzo,
Plumsted Township Committeeman

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Thursday, September 21, 2023 12:49 PM
To: Township Committee <committee@plumsted.org>
Subject: FW: Vacancies

Please see the below email from Committeeman Cuozzo.

Attached is an updated list of members for the LUB and MUA, you can see the term dates on each table and who is up for reappointment. Usually Cyndi will reach out to her boards nearing the end of the year to see if they are still interested in serving in preparation of the reorg.

I'm also attaching candidates for the MUA or LUB. Anyone interested in serving on a committee/board should forward their resume or letter of interest to me. Current board members will reach out to me with recommendations as well.

As far as employee vacant positions, this is something the Personnel Committee has been reviewing and we have been discussing in the executive session for the past several months. The Personnel Committee will be getting together on these vacancies to determine a plan for moving forward to present these recommendations to the rest of the committee.

**Bob & Len – hoping to discuss this at our agenda meeting on Monday at 11 am.*

Hardcopies of everything in your mailboxes.

Let me know if you have any questions,

Jen

From: Dominick Cuzzo

Sent: Wednesday, September 20, 2023 5:44 PM

To: Municipal Clerk <municipalclerk@plumsted.org>

Subject: Vacancies

Please share with the entire committee:

There are several vacancies in employee positions and township boards both currently and coming from expiring terms.

I would like to request that the committee review all these vacancies and begin now to vet people.

Is there a list of all the positions available both filled and vacant? Each department? Term expirations? Contract expirations?

Who tracks the inquiries that the committee receives from residents that wish to be considered for serving?

Respectfully in the service of the people,

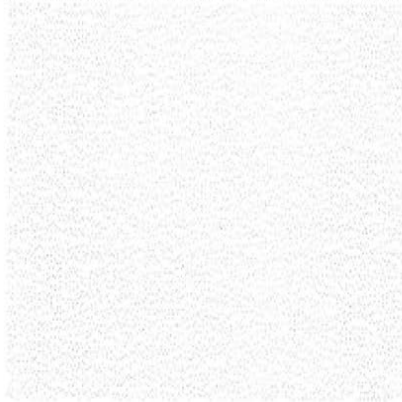
Pastor Dominick Cuzzo,
Plumsted Township Committeeman

Cyndi MacReynolds - LUB\MUA

From: Bill Fox <foxbill1949@gmail.com>
Sent: Thursday, September 28, 2023 1:07 PM
To: Cyndi MacReynolds - LUB\MUA
Cc: G2construction@comcast.net; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; bhaney62@comcast.net; dustinmechanical@gmail.com; efox@erinj.com; farmerdoug@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; rsoneill@comcast.net; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
Subject: Re: Agenda & Resolutions
Attachments: image001.gif

I plan to attend.

On Thu, Sep 28, 2023 at 10:59 AM Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:



Dear LUB Members,

Please see the attached Agenda and Resolutions for the upcoming meeting. I still need a response from several of you guys to let me know if you are attending the October 3rd Meeting and your availability for the Special Meeting in October w/the Planner.

I will not be in my office tomorrow, but I will return on Monday.

If I don't hear from you, have a great weekend 😊

Cyndi

Cynthia "Cyndi" MacReynolds

121 Evergreen Rd.

New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Thursday, September 28, 2023 1:00 PM
To: 'bhaney62@comcast.net'; 'Bill Fox'; 'dustinmechanical@gmail.com'; 'efox@erinj.com'; 'farmerdoug@comcast.net'; 'G2construction@comcast.net'; 'gmcguckin@dmmlawfirm.com'; 'jameshagelstein@gmail.com'; 'jneyenhouse@gmail.com'; Joe Paolo; 'Joe Hirsh'; 'John .'; Michael Hammerstone; Robert Bowen; 'rsoneill@comcast.net'; 'wwerkheiser@dmmlawfirm.com'; 'wvgalloway@gmail.com'
Subject: Agenda & Resolutions
Attachments: 2023-05 Resolution Granting Use Variance Approval Digital Media Properties 9-18-23.pdf; 2023-06 Resolution Granting Bulk Variance Relief Stockton Land Company LLC 9-18-23.pdf; 10.03.23 LUB Meeting.pdf

Tracking:	Recipient	Delivery	Read
	'bhaney62@comcast.net'		
	'Bill Fox'		
	'dustinmechanical@gmail.com'		
	'efox@erinj.com'		
	'farmerdoug@comcast.net'		
	'G2construction@comcast.net'		
	'gmcguckin@dmmlawfirm.com'		
	'jameshagelstein@gmail.com'		
	'jneyenhouse@gmail.com'		
	Joe Paolo		
	'Joe Hirsh'		
	'John .'		
	Michael Hammerstone	Delivered: 9/28/2023 1:00 PM	
	Robert Bowen	Delivered: 9/28/2023 1:00 PM	Read: 10/3/2023 3:02 PM
	'rsoneill@comcast.net'		
	'wwerkheiser@dmmlawfirm.com'		
	'wvgalloway@gmail.com'		

Dear LUB Members,

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Cyndi

Cynthia "Cyndi" MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Robert O'Neill <rsoneill@comcast.net>
Sent: Tuesday, September 26, 2023 6:20 PM
To: Cyndi MacReynolds - LUB\MUA; bhaney62@comcast.net; 'Bill Fox';
dustinmechanical@gmail.com; farmerdoug@comcast.net; G2construction@comcast.net;
jameshagelstein@gmail.com; jneyenhouse@gmail.com; 'John .'; Michael Hammerstone;
Robert Bowen; wwgalloway@gmail.com
Subject: RE: Correction on Meeting Date
Attachments: image002.gif

Follow Up Flag: Follow up
Flag Status: Completed

Same available

Robert O'Neill
331 Warwick Drive
Creamridge, NJ 08514



From: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Sent: Tuesday, September 26, 2023 4:16 PM
To: bhaney62@comcast.net; Bill Fox <foxbill1949@gmail.com>; dustinmechanical@gmail.com;
farmerdoug@comcast.net; G2construction@comcast.net; jameshagelstein@gmail.com; jneyenhouse@gmail.com; John
. <jocalla@gmail.com>; Michael Hammerstone <mhammerstone@plumsted.org>; Robert Bowen
<rbowen@plumsted.org>; rsoneill@comcast.net; wwgalloway@gmail.com
Subject: Correction on Meeting Date
Importance: High

Dear LUB Members,

I just looked at Mr. Robert's availability again, and saw that he is available on Tuesdays in October. Please see the dates below and advise if they are available to you:

- October 10
- October 17
- October 24

I deeply apologize for the miscommunication.

Cyndi

Cynthia "Cyndi" MacReynolds
121 Evergreen Rd.
New Egypt, NJ 08533

Land Use Board Secretary

Susan Smith

From: Robert O'Neill <rsoneill@comcast.net>
Sent: Tuesday, September 26, 2023 6:19 PM
To: 'Cyndi MacReynolds - LUB\MUA'; bhaney62@comcast.net; 'Bill Fox';
dustinmechanical@gmail.com; farmerdoug@comcast.net; G2construction@comcast.net;
jameshagelstein@gmail.com; jneyenhouse@gmail.com; 'John .'; 'Michael Hammerstone';
'Robert Bowen'; wwgalloway@gmail.com
Subject: RE: Special Meeting

I am good with all of the dates.

Robert O'Neill
331 Warwick Drive
Creamridge, NJ 08514
H. [REDACTED]
C. [REDACTED]

From: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Sent: Tuesday, September 26, 2023 4:11 PM
To: bhaney62@comcast.net; Bill Fox <foxbill1949@gmail.com>; dustinmechanical@gmail.com;
farmerdoug@comcast.net; G2construction@comcast.net; jameshagelstein@gmail.com; jneyenhouse@gmail.com; John
. <jocalla@gmail.com>; Michael Hammerstone <mhammerstone@plumsted.org>; Robert Bowen
<rbowen@plumsted.org>; rsoneill@comcast.net; wwgalloway@gmail.com
Subject: Special Meeting
Importance: High

Dear Board Members,

I would like to know everyone's availability for a Special Meeting with Dave Roberts (Planner). I would like to schedule the meeting for one of the Thursdays in October at 7:30pm. Please let me know as soon as possible which of the following dates that you are available so that I can schedule the meeting with Mr. Roberts.

- October 12
- October 19
- October 26

Cyndi

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New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Bernie Haney <bhaney62@comcast.net>
Sent: Tuesday, September 26, 2023 6:03 PM
To: Bill Fox
Cc: Cyndi MacReynolds - LUB\MUA; G2construction@comcast.net; John .; Michael Hammerstone; Robert Bowen; dustinmechanical@gmail.com; farmerdoug@comcast.net; jameshagelstein@gmail.com; jneyenhouse@gmail.com; rsoneill@comcast.net; wwgalloway@gmail.com
Subject: Re: Correction on Meeting Date

Follow Up Flag: Follow up
Flag Status: Completed

I am available the 17th and 24th.

Bernie

On Sep 26, 2023, at 4:25 PM, Bill Fox <foxbill1949@gmail.com> wrote:

Those dates work for me.

On Tue, Sep 26, 2023 at 2:16 PM Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:



Dear LUB Members,

I just looked at Mr. Robert's availability again, and saw that he is available on Tuesdays in October. Please see the dates below and advise if they are available to you:

- October 10
- October 17
- October 24

I deeply apologize for the miscommunication.

Cyndi

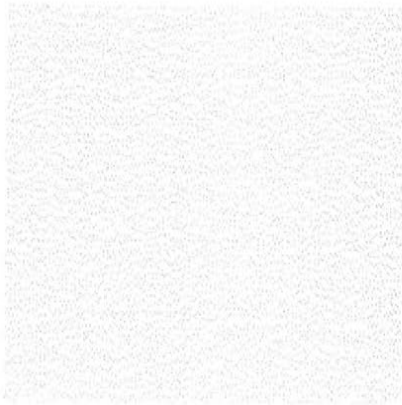
Cynthia "Cyndi" MacReynolds

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New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

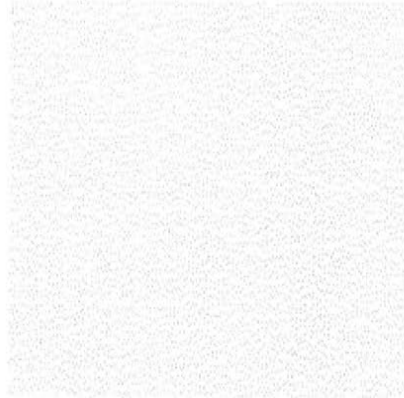


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Sent: Tuesday, September 26, 2023 4:25 PM
To: Cyndi MacReynolds - LUB\MUA
Cc: G2construction@comcast.net; John .; Michael Hammerstone; Robert Bowen; bhaney62@comcast.net; dustinmechanical@gmail.com; farmerdoug@comcast.net; jameshagelstein@gmail.com; jneyenhouse@gmail.com; rsoneill@comcast.net; wwggalloway@gmail.com
Subject: Re: Correction on Meeting Date
Attachments: image001.gif
Follow Up Flag: Follow up
Flag Status: Completed

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To: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com; farmerdoug@comcast.net; G2construction@comcast.net; jameshagelstein@gmail.com; jneyenhouse@gmail.com; John .; Michael Hammerstone; Robert Bowen; rsoneill@comcast.net; wwalloway@gmail.com
Subject: Correction on Meeting Date

Importance: High

Tracking:	Recipient	Read
	bhaney62@comcast.net	
	Bill Fox	
	dustinmechanical@gmail.com	
	farmerdoug@comcast.net	
	G2construction@comcast.net	
	jameshagelstein@gmail.com	
	jneyenhouse@gmail.com	
	John .	
	Michael Hammerstone	
	Robert Bowen	Read: 9/26/2023 8:35 PM
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	wwalloway@gmail.com	

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