

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Thursday, November 30, 2023 5:34 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; wwalloway@gmail.com
Subject: Agenda
Attachments: 12.5.23 LUB Meeting.pdf

Dear LUB Members,

Please see the attached agenda.

Cyndi

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

PMUA Recording Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Thursday, November 30, 2023 4:58 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; wwalloway@gmail.com
Subject: Review Letter
Attachments: 42516 01 - Review Letter #2 - 2023-11-29.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: 11/30/2023 4:58 PM
	Robert Bowen	
	rsoneill@comcast.net	
	wwerkheiser@dmmlawfirm.com	
	wwalloway@gmail.com	

Dear LUB Members,

Please see the attached Review Letter for TP1-NJ, LLC.

Cyndi

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

PMUA Recording Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Wednesday, November 29, 2023 7:42 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: July 18, 2023 Meeting Minutes
Attachments: 7.18.23 Draft Meeting Minutes.docx.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: 11/29/2023 7:42 PM
	Robert Bowen	
	rsoneill@comcast.net	
	wwerkheiser@dmmlawfirm.com	
	wwgalloway@gmail.com	

Dear LUB Members,

Please review the July minutes and advise if I need to make any corrections.

Cyndi

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

PMUA Recording Secretary

(609) 758-2241 ext. 128

Susan Smith

From: Bob O' Neill <rsoneill@comcast.net>
Sent: Wednesday, November 29, 2023 3:47 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; jneyenhouse@gmail.com; Joe Paolo; Joe Hirsh; John .; Michael Hammerstone; Robert Bowen; wwerkheiser@dmmlawfirm.com; wwalloway@gmail.com
Subject: Re: Quorum

I will be there.

Bob O'Neill
331 Warwick Drive
Creamridge, NJ 08514
732-757-2131

On Nov 29, 2023, at 3:45 PM, Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:

Dear LUB Members,

Please advise if you plan on attending Tuesday's meeting. I want to ensure that we have a quorum.

Cyndi

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121 Evergreen Rd.
New Egypt, NJ 08533

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Sent: Wednesday, November 29, 2023 3:45 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; wwalloway@gmail.com
Subject: Quorum

Tracking:	Recipient	Delivery	Read
	bhaney62@comcast.net		
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	G2construction@comcast.net		
	gmcguckin@dmmlawfirm.com		
	jameshagelstein@gmail.com		
	jneyenhouse@gmail.com		
	Joe Paolo		
	Joe Hirsh		
	John .		
	Michael Hammerstone	Delivered: 11/29/2023 3:45 PM	
	Robert Bowen	Delivered: 11/29/2023 3:45 PM	Read: 11/30/2023 10:23 AM
	rsoneill@comcast.net		
	wwerkheiser@dmmlawfirm.com		
	wwalloway@gmail.com		

Dear LUB Members,

Please advise if you plan on attending Tuesday's meeting. I want to ensure that we have a quorum.

Cyndi

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

PMUA Recording Secretary

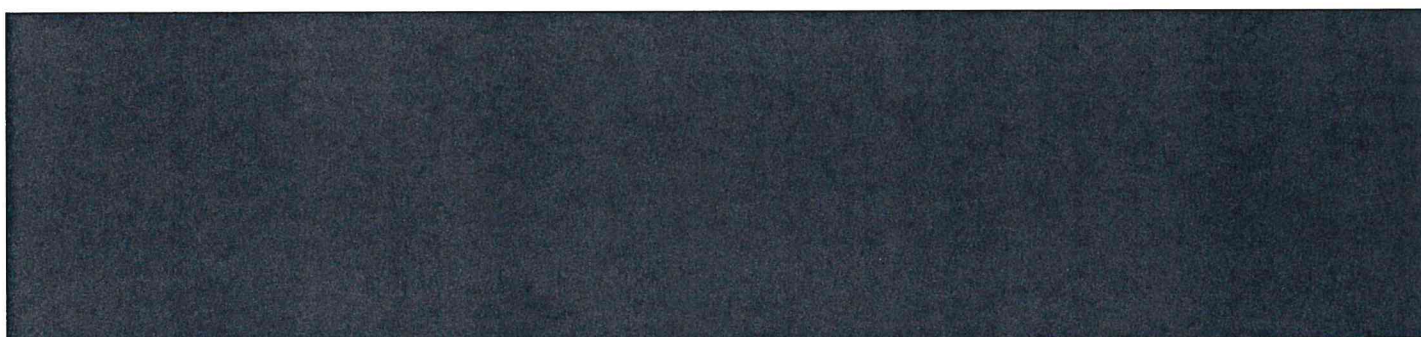
(609) 758-2241 ext. 128

Susan Smith

From: Mcguckinesq <mcguckinesq@aol.com>
Sent: Tuesday, November 28, 2023 5:56 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; Cyndi MacReynolds - LUB\MUA; kelsey
Subject: Re: Letter from the Public
Attachments: Scan0011.pdf

You don't often get email from mcguckinesq@aol.com. [Learn why this is important](#)

Cyndi:



Thanks,
greg

On Tuesday, November 28, 2023 at 12:03:01 PM EST, Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:

Dear LUB Members,

Please see the attached correspondence. Mr. Jones is in the process of providing the Board with drone footage. I will send it as soon as I receive it.

Cyndi

Cynthia "Cyndi" MacReynolds

121 Evergreen Rd.

New Egypt, NJ 08533

PMUA Recording Secretary

(609) 758-2241 ext. 128

Susan Smith

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Monday, November 27, 2023 6:32 PM
To: Township Committee
Subject: FW: Reorg Documents for Your Review
Attachments: 24-Res Index.xlsx; ORG CHART 2023.pptx; Construction Org Chart 112723.pptx; LUB Member List 2023.docx; 23MUA Table 110123.doc

Index, Org Charts, MUA and LUB charts –

Jen

From: Municipal Clerk
Sent: Monday, November 27, 2023 6:25 PM
To: Township Committee <committee@plumsted.org>
Subject: Reorg Documents for Your Review

I am leaving a blue binder in the committee office with the following reorg documents:

- **DRAFT** Resolution Index for Reorg Meeting
- Organizational Chart for Township Employees
- Organizational Chart for the Construction Department
- Employee Appointment Terms
- MUA Chart with Members/Vacancies
- LUB Chart with Members/Vacancies
- Mobile Home Parks Ordinance for review when looking at mobile home resolutions 24-42 to 24-48
- **DRAFT** Reorg Resolutions

Please note that these are the draft index and resolutions. The content is preliminary as decisions will have to be made by the governing body. Resolutions will likely be rearranged/ renumbered as there may be additions/deletions.

I would appreciate your review and I am giving time to ask any questions and provide feedback.

*One question is for the 2025 reorg meeting date. I am proposing January 2nd. That is a Thursday, our normal meeting day. We just have to have the reorg before the first LUB meeting which I believe will be January 7th. I'm not sure if you want to do a 10 am meeting like we do for reorg meetings on the 1st or if you want to do 5 pm or 6 pm.

I'll send the resolutions electronically in 4 separate emails since there are too many to send in one.

Any questions, let me know -

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.

Susan Smith

From: Dominick Cuzzo <dcuzzo@plumsted.org>
Sent: Wednesday, November 22, 2023 12:23 PM
To: Municipal Clerk
Cc: Michael Hammerstone
Subject: Re: MUA and LUB Appointments

I remember it pretty clearly. I am sure that Jean and the other members of the committee would also recall the conversation. If you continue to have difficulty with your recollection then I recommend that you should consult the executive session notes from the end of 2022.

Respectfully in the service of the people,

Pastor Dominick Cuzzo,
Plumsted Township Committeeman

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Wednesday, November 22, 2023 11:20 AM
To: Dominick Cuzzo <dcuzzo@plumsted.org>
Cc: Robert Bowen <rbowen@plumsted.org>
Subject: RE: MUA and LUB Appointments

All LUB and MUA members are interested in staying on the board or being reappointed, if applicable.

You have the MUA candidates summary and then Grasso and Mercogliano's interest in the LUB. In addition, I previously sent Renner who stopped in a while back. I'm attaching that email and Renner's volunteer form again for your review.

So aside from Grasso, Mercogliano, Renner and the listing of MUA candidates that were interviewed, were you looking for something else?

And finally, do you have Thomas' recommendation to replace those members? I don't recall that.

Thanks,

Jen

From: Dominick Cuzzo
Sent: Tuesday, November 21, 2023 4:20 PM
To: Municipal Clerk <municipalclerk@plumsted.org>
Subject: Re: MUA and LUB Appointments

May I have the list of the people that have asked to be considered for these board positions?

Respectfully in the service of the people,

Pastor Dominick Cuozzo,
Plumsted Township Committeeman
iPhone [REDACTED]

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Monday, November 20, 2023 2:54:17 PM
To: Township Committee <committee@plumsted.org>
Cc: Jean Cipriani (jcupriani@rmsmc.law) <jcupriani@rmsmc.law>
Subject: MUA and LUB Appointments

Please see the attached member lists for the MUA and LUB. Two additional volunteer forms/resumes came in for one or both of the boards which are included. As we are nearing the end of the year, I'm adding discussion about these appointments to the executive session for 12/7 in anticipation of appointing resolutions for the reorg meeting.

In addition to filling vacant positions on both boards, there are members up for reappointment at the reorg. I am hoping to solidify these appointments. Both boards are looking for an update and I'd like to prepare resolutions as soon as possible. Without reappointments to the LUB, we may be at risk of not having a quorum.

Any questions, let me know.

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

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: Cyndi MacReynolds - LUB\MUA
Sent: Tuesday, November 21, 2023 4:26 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: Request to Carry - BOTH 74-78 Maple Ave. Applications - 11.21.2023
Attachments: Ltr to Plumsted - 74-78 Maple - Carry Request 11.21.pdf; 11.21.23 LUB Meeting-AMENDED.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: 11/21/2023 4:27 PM	
	Robert Bowen	Delivered: 11/21/2023 4:27 PM	Read: 11/21/2023 4:31 PM
	rsoneill@comcast.net		
	wwerkheiser@dmmlawfirm.com		
	wwgalloway@gmail.com		

Dear LUB Members,

Please see the attached request and correspondence below from 74-78 Maple Ave., LLC.

The agenda has been amended to reflect the request.

Cyndi

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

PMUA Recording Secretary

(609) 758-2241 ext. 128

From: Ryan Murphy <rmurphy@gertnermurphy.com>

Sent: Tuesday, November 21, 2023 1:02 PM

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

Cc: GREG MCGUCKIN <mcguckinesq@aol.com>; gmcguckin@dmmlawfirm.com; Joe Hirsh <jhirsh@erinj.com>; efox@erinj.com; Mike Avila <mavila@avila-eng.com>; Andrew Feranda <aferanda@sallc.org>; Marc Sorrentino <marcsorrentino@gmail.com>

Subject: Request to Carry - BOTH 74-78 Maple Ave. Applications - 11.21.2023

Good afternoon all:

Attached hereto please find a Request to Carry the above-referenced applications this evening. The new date requested is the January 2024 meeting. Accordingly, Applicant has waived time through January 31, 2024. I understand that the January 2024 is your reorganization meeting. If additional courtesies are necessary from the Applicant, please do not hesitate to contact me. Please note that the Request for Interpretation should be carried WITHOUT the requirement for notice. The Subdivision/Site Plan should be carried with the requirement for notice.

Thank you for your attention. I hope everyone has a Happy Thanksgiving!

Respectfully submitted,
Ryan

Ryan J. Murphy, Esquire
Managing Member

Gertner Murphy LLC
740 Bennetts Mills Road
PO Box 1149
Jackson, New Jersey 08527
732-523-5444
732-363-3345 (fax)
Email: rmurphy@gertnermurphy.com



*** 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@pertnermurphy.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: Tuesday, November 21, 2023 10:34 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
Attachments: 42536 00 - Preliminary Major Sub Review - 2023-11-20.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: 11/21/2023 10:34 AM	
	Robert Bowen	Delivered: 11/21/2023 10:34 AM	Read: 11/21/2023 2:17 PM
	rsoneill@comcast.net		
	wwerkheiser@dmmlawfirm.com		
	wwalloway@gmail.com		

Dear LUB Members,

Please see the attached Review Letter for tonight's meeting. If you have not picked up your materials for any of the applications, please make arrangements to pick them up from my office.

I also want to know if everyone received the Floor Plans for this application. Please see me if you did not get them.

Cyndi

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

PMUA Recording Secretary

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Subject: Meeting Minutes: July 2023 & August 2023 Meetings
Attachments: 7.18.23 Draft Meeting Minutes.pdf; 8.1.23 Draft Meeting Minutes.docx.pdf

Tracking:	Recipient	Read
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	Bill Fox	
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	jneyenhouse@gmail.com	
	John .	
	Michael Hammerstone	
	Robert Bowen	Read: 11/21/2023 4:24 PM
	rsoneill@comcast.net	
	wwgalloway@gmail.com	

Dear LUB Members,

Please see the attached minutes. If you see anything that needs revision, please let me know.

Cyndi

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

PMUA Recording Secretary

(609) 758-2241 ext. 128

Susan Smith

From: Bob O' Neill <rsoneill@comcast.net>
Sent: Friday, November 17, 2023 2:17 PM
To: Cyndi MacReynolds - LUB\MUA
Cc: bhaney62@comcast.net; Bill Fox; dustinmechanical@gmail.com; farmerdoug@comcast.net; G2construction@comcast.net; gmcguckin@dmmlawfirm.com; jameshagelstein@gmail.com; jneyenhouse@gmail.com; John .; Michael Hammerstone; Robert Bowen; wwerkheiser@dmmlawfirm.com; wwggalloway@gmail.com
Subject: Re: Quorum

I will be there!

Bob O'Neill
331 Warwick Drive
Creamridge, NJ 08514


On Nov 17, 2023, at 2:15 PM, Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:

Dear LUB Members,

Please advise if you are attending or will be absent for the November 21st meeting. Our meeting is immediately following after the PMUA. Please come to the dais IMMEDIATELY following their meeting.

If you haven't done so already, make an appointment to pick up your materials.

I am also going to mention a couple of housekeeping items:

1. Please allow the applicant or witness to complete their testimony before you ask them questions.
2. Please speak one at a time and directly into the microphone. I have received complaints from the audience that they are unable to hear you and this will help me tremendously with the minutes.
3. No sidebar conversations on or off the dais. All conversations and statements about the application needs to be on the record and we are in a quorum.

I am looking forward to our next meeting. If you need anything, please let me know.

Cyndi

Cynthia "Cyndi" MacReynolds

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Subject: Quorum

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	gmcguckin@dmmlawfirm.com		
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- No sidebar conversations on or off the dais. All conversations and statements about the application needs to be on the record and we are in a quorum.

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Cyndi

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New Egypt, NJ 08533

PMUA Recording Secretary

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Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Wednesday, November 15, 2023 12:53 PM
To: McGuckinesq; Joe Hirsh
Cc: Bill Fox; Brian Brach; G2construction@comcast.net; Joe Paolo; 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: Materials

Thank you, Greg 😊

Cyndi

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From: McGuckinesq <mcguckinesq@aol.com>
Sent: Wednesday, November 15, 2023 12:51:28 PM
To: Joe Hirsh <jhirsh@erinj.com>; Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Cc: Bill Fox <foxbill1949@gmail.com>; Brian Brach <brian.brach@mrrsa.org>; G2construction@comcast.net <g2construction@comcast.net>; Joe Paolo <firemarshal39@gmail.com>; John . <jocalla@gmail.com>; Michael Hammerstone <mhammerstone@plumsted.org>; Robert Bowen <rbowen@plumsted.org>; bhaney62@comcast.net <bhaney62@comcast.net>; dustinmechanical@gmail.com <dustinmechanical@gmail.com>; efox@erinj.com <efox@erinj.com>; farmerdoug@comcast.net <farmerdoug@comcast.net>; gmcguckin@dmmlawfirm.com <gmcguckin@dmmlawfirm.com>; jameshagelstein@gmail.com <jameshagelstein@gmail.com>; jneyenhouse@gmail.com <jneyenhouse@gmail.com>; rsoneill@comcast.net <rsoneill@comcast.net>; wwerkheiser@dmmlawfirm.com <wwerkheiser@dmmlawfirm.com>; wwalloway@gmail.com <wwalloway@gmail.com>
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Cynthia "Cyndi" MacReynolds

121 Evergreen Rd.

New Egypt, NJ 08533

Land Use Board Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Joe Hirsh <jhirsh@erinj.com>
Sent: Wednesday, November 15, 2023 11:31 AM
To: Cyndi MacReynolds - LUB\MUA
Cc: Bill Fox; Brian Brach; G2construction@comcast.net; Joe Paolo; 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: Materials
Follow Up Flag: Follow up
Flag Status: Completed

- *NJ-TP1: Preliminary & Final Site Plan - we just received a revised submittal. We are working on an updated review letter.*
- *EME: Soil Removal License - I'll have a recommendation and review letter for the 11/21 meeting*
- *74-78 Maple Ave., LLC: Preliminary & Final Major Subdivision - we will finalize our review letter for the actual subdivision application for the 11/21 meeting, but ultimate comments might depend on the determination of the interpretation application.*
- *A-1 Fantastic: Use Variance - I don't have any info on this application yet.*
- *DG, LLC (Applicant), Prime & Tuvel): Preliminary & Final Major Site Plan and Preliminary & Final Minor Subdivision - just received this submission for the Dollar General. We are working on the review.*

See my comments in italics. Do you have a draft agenda, I'm not sure who noticed yet or not. I just know 74-78 Maple interpretation application was continued to this meeting.

Sent from Joe's mobile, please excuse my typos!

On Tue, Nov 14, 2023 at 1:53 PM Cyndi MacReynolds - LUB\MUA <lub@plumsted.org> wrote:

Dear LUB Members,

Please come to my office to pick up materials for our upcoming meetings.

The following applications have been submitted and need to be reviewed prior to their scheduled meeting:

- **NJ-TP1:** Preliminary & Final Site Plan

- **EME:** Soil Removal License
- **74-78 Maple Ave., LLC:** Preliminary & Final Major Subdivision
- **A-1 Fantastic:** Use Variance
- **DG, LLC (Applicant), Prime & Tuvel):** Preliminary & Final Major Site Plan and Preliminary & Final Minor Subdivision

Greg & Joe: Please let me know if the applicant sent you a copy for your office.

All other members, please contact my office to make arrangements to pick up the materials.

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: Tuesday, November 14, 2023 1:53 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; wwalloway@gmail.com
Subject: Materials

Tracking:	Recipient	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	
	Robert Bowen	Read: 11/14/2023 2:20 PM
	rsoneill@comcast.net	
	wwerkheiser@dmmlawfirm.com	
	wwalloway@gmail.com	

Dear LUB Members,

Please come to my office to pick up materials for our upcoming meetings.

The following applications have been submitted and need to be reviewed prior to their scheduled meeting:

- **NJ-TP1:** Preliminary & Final Site Plan
- **EME:** Soil Removal License
- **74-78 Maple Ave., LLC:** Preliminary & Final Major Subdivision
- **A-1 Fantastic:** Use Variance
- **DG, LLC (Applicant), Prime & Tuvel):** Preliminary & Final Major Site Plan and Preliminary & Final Minor Subdivision

Greg & Joe: Please let me know if the applicant sent you a copy for your office.

All other members, please contact my office to make arrangements to pick up the materials.

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

Land Use Board Secretary

(609) 758-2241 ext. 128

Susan Smith

From: Meagan Cahill <mcahill@dmmlawfirm.com>
Sent: Tuesday, November 7, 2023 4:04 PM
To: farmerdoug@comcast.net
Cc: mhammerstone@plumsted.org; dcuzzo@plumsted.org; lgrilletto@plumsted.org; cmacreynolds@plumsted.org; rbowen@plumsted.org; hmarinari@plumsted.org; Greg McGuckin(AOL)
Subject: Plumsted LUB - Smith Application
Attachments: Hallock 11-7-23.pdf

Some people who received this message don't often get email from mcahill@dmmlawfirm.com. [Learn why this is important](#)

Good afternoon,

Please see attached from Gregory P. McGuckin, Esq.

Thank you!

Meagan Cahill

Legal Assistant to:
Gregory P. McGuckin, Esquire
Kelsey A. McGuckin-Anthony, Esquire
mcahill@dmmlawfirm.com



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Forked River, NJ 08731
(609) 971-1010 (P)
(609) 971-7093 (F)

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(732) 349-1590 (F)



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Thank you. Please consider the environment before printing this email.

Susan Smith

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Tuesday, November 7, 2023 12:47 PM
To: Gregory McGuckin; Cyndi MacReynolds - LUB\MUA
Cc: Jean Cipriani (jcupriani@rmshc.law); Township Committee
Subject: RE: Plumsted LUB - Jeryl Lyn Smith
Attachments: Smith Civil Action Summons 110723.pdf

Please see the attached Civil Action Summons served today.

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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From: Municipal Clerk
Sent: Friday, October 6, 2023 5:20 PM
To: Township Committee <committee@plumsted.org>
Subject: FW: Plumsted LUB - Jeryl Lyn Smith

FYI –

Jen

From: Alison Esposito [mailto:aesposito@dmmlawfirm.com]
Sent: Thursday, October 5, 2023 3:52 PM
To: Municipal Clerk <municipalclerk@plumsted.org>
Cc: sheila.hatami@gmail.com
Subject: Plumsted LUB - Jeryl Lyn Smith

Please see the attached letter and circulate to the Mayor and Committee Members.

Thank you.

Alison Esposito

Assistant to Thomas E. Monahan, Esq. and Patrick F. Varga, Esq.
acsposito@dmmlawfirm.com
609-971-1010 Ext. 120



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620 West Lacey Road
Forked River, NJ 08731
(609) 971-1010 | (609) 971-7093 (Fax)

506 Hooper Avenue
Toms River, NJ 08753
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Thank you. Please consider the environment before printing this email.

Susan Smith

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Thursday, October 26, 2023 8:08 PM
To: Township Committee
Cc: Jean Cipriani (jcipriani@rmshc.law)
Subject: Executive Session Minutes
Attachments: 090723 EX.docx; 100523 EX.docx; 102423 Sp PILOT Executive.docx

Attached please find minutes:

- 9/7/23 Amended Executive Session
- 10/5/23 Executive
- 10/24/23 Executive

Hardcopies in your mailbox. Working on the regular session minutes and will forward one complete.

Any questions, please let me know.

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: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Sent: Wednesday, October 25, 2023 1:02 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; wwalloway@gmail.com
Subject: EME Soil Removal Application
Attachments: EME Soil Removal License App 2024.pdf

Dear LUB,

Please see the attached application for EME.

Cyndi

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

PMUA Recording Secretary

(609) 758-2241 ext. 128

Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Tuesday, October 24, 2023 3:48 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; wwalloway@gmail.com
Subject: Last Call

Tracking:	Recipient	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	
	Robert Bowen	Read: 10/30/2023 2:31 PM
	rsoneill@comcast.net	
	wwerkheiser@dmmlawfirm.com	
	wwalloway@gmail.com	

Dear LUB Members,

This is the last call to be registered for the NJ League of Municipalities Conference in Atlantic City. You will be part of the NJPO courses that are offered. I need to know no later than Friday, October 27th so that I may submit the registration form.

Please let me know ASAP.

Cyndi

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

PMUA Recording Secretary

Susan Smith

From: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Sent: Monday, October 23, 2023 10:02 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: FW: Request from Plumsted Municipal Utilities Authority
Attachments: Mayor Bowen 6-26-23.pdf

FYI-

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

Land Use Board Secretary

(609) 758-2241 ext. 128

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Friday, October 20, 2023 4:37 PM
To: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Subject: FW: Request from Plumsted Municipal Utilities Authority

Here's one of the emails I promised when we were talking about the annual report.

Jen

From: Wendy Werkheiser [<mailto:wwerkheiser@dmmlawfirm.com>]
Sent: Monday, June 26, 2023 3:59 PM
To: Robert Bowen <rbowen@plumsted.org>; Municipal Clerk <municipalclerk@plumsted.org>; Michael Hammerstone <mhammerstone@plumsted.org>; Dominick Cuzzo <dcuzzo@plumsted.org>; Len Grilletto <lgrilletto@plumsted.org>; Herb Marinari <hmarinari@plumsted.org>; JCIPRIANI@RMSHC.LAW; alexandra.noriega@veolia.com; bkubiel@verizon.net
Cc: Gregory McGuckin <gmcguckin@dmmlawfirm.com>
Subject: Request from Plumsted Municipal Utilities Authority

Please see attached on behalf of Gregory McGuckin. Thank you.

Wendy Werkheiser (Ext. 255)

Legal Assistant to:

Gregory P. McGuckin, Esquire

Kelsey A. McGuckin-Anthony, Esquire

wwerkheiser@dmmlawfirm.com



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Cyndi MacReynolds - LUB\MUA

From: Cyndi MacReynolds - LUB\MUA
Sent: Monday, October 23, 2023 10:01 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: FW: Request from Plumsted Land Use Board
Attachments: Mayor Bowen 6-26-23.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: 10/23/2023 10:01 AM
	Robert Bowen	Delivered: 10/23/2023 10:01 AM
	rsoneill@comcast.net	
	wwerkheiser@dmmlawfirm.com	
	wwalloway@gmail.com	

Dear Land Use Board,

Please see the correspondence that we discussed at the 10/18/23 meeting.

Cyndi

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

Land Use Board Secretary

(609) 758-2241 ext. 128

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Sunday, October 22, 2023 9:58 PM
To: Cyndi MacReynolds - LUB\MUA <lub@plumsted.org>
Subject: FW: Request from Plumsted Land Use Board

Here's the other email I was referring to.

Jen

From: Wendy Werkheiser [<mailto:wwerkheiser@dmmlawfirm.com>]
Sent: Monday, June 26, 2023 4:03 PM
To: Robert Bowen <rbowen@plumsted.org>; Municipal Clerk <municipalclerk@plumsted.org>; Michael Hammerstone <mhammerstone@plumsted.org>; Dominick Cuzzo <dcuzzo@plumsted.org>; Len Grilletto <lgrilletto@plumsted.org>; Herb Marinari <hmarinari@plumsted.org>; JCIPRIANI@RMSHC.LAW; Cyndi MacReynolds -- Police Sec. <cmacreynolds@plumsted.org>; farmerdoug@comcast.net
Cc: Gregory McGuckin <gmcguckin@dmmlawfirm.com>
Subject: Request from Plumsted Land Use Board

Please see attached on behalf of Gregory McGuckin. Thank you.

Wendy Werkheiser (Ext. 255)

Legal Assistant to:

Gregory P. McGuckin, Esquire

Kelsey A. McGuckin-Anthony, Esquire

wwerkheiser@dmmlawfirm.com



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Municipal Clerk

From: Municipal Clerk
Sent: Tuesday, October 31, 2023 4:18 PM
To: Township Committee
Cc: Jean Cipriani (jcupriani@rmsmc.law)
Subject: Additional Meeting Items
Attachments: 110223 EX.doc; 110223.doc; 23-286 EX.doc; 23-293.doc; 23-294.doc; 23-295.doc; 23-296.doc; 23-297.doc; 23-23 Ch 15-LUB ENG CHANGES.doc; 23-289.doc

Attached please find the final agendas, additional resolutions and a draft ordinance based on Joe Hirsh's recommendation sent under separate cover. Hardcopies in your mailboxes.

Also, there are hardcopies of the BPOs in your mailboxes as well – two have been received. I was anticipating a third and upon receipt, will forward it.

Any questions, please let me know.

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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Municipal Clerk

From: Municipal Clerk
Sent: Friday, October 27, 2023 4:41 PM
To: Township Committee
Cc: Jean Cipriani (jcupriani@rmshc.law)
Subject: FW: Memo to Committee Re: Land Use Board Recommendations/Issues
Attachments: 42500 01 2023-10-27 memo to committee.pdf

Here's the recommendation for ordinance revisions from Joe. Nadene is working on the ordinance; it will be forwarded once complete.

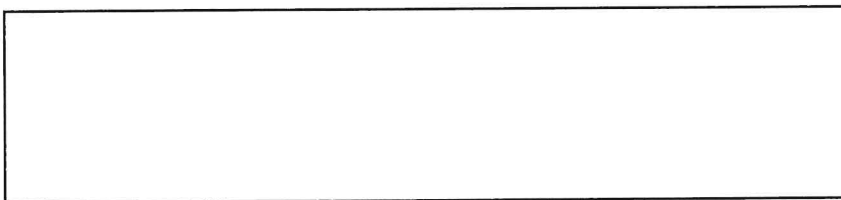
Jen

From: Joe Hirsh [mailto:jhirsh@erinj.com]
Sent: Friday, October 27, 2023 2:03 PM
To: Municipal Clerk <municipalclerk@plumsted.org>
Subject: Memo to Committee Re: Land Use Board Recommendations/Issues

Hi Jen,

Please distribute this memo to the Committee regarding issues and recommendations found at the Land Use Board that require consideration from the Committee. Please let me know if there are any questions on it.
Thanks!

Joseph R. Hirsh, PE, CME, CPWM
Project Manager / Partner



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Please consider the environment before printing this e-mail

Susan Smith

From: Municipal Clerk <municipalclerk@plumsted.org>
Sent: Tuesday, November 7, 2023 12:47 PM
To: Gregory McGuckin; Cyndi MacReynolds - LUB\MUA
Cc: Jean Cipriani (jcupriani@rmshc.law); Township Committee
Subject: RE: Plumsted LUB - Jeryl Lyn Smith
Attachments: Smith Civil Action Summons 110723.pdf

Please see the attached Civil Action Summons served today.

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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From: Municipal Clerk
Sent: Friday, October 6, 2023 5:20 PM
To: Township Committee <committee@plumsted.org>
Subject: FW: Plumsted LUB - Jeryl Lyn Smith

FYI –

Jen

From: Alison Esposito [<mailto:aesposito@dmmlawfirm.com>]
Sent: Thursday, October 5, 2023 3:52 PM
To: Municipal Clerk <municipalclerk@plumsted.org>
Cc: sheila.hatami@gmail.com
Subject: Plumsted LUB - Jeryl Lyn Smith

Please see the attached letter and circulate to the Mayor and Committee Members.

Thank you.

Alison Esposito

Assistant to Thomas E. Monahan, Esq. and Patrick F. Varga, Esq.
acspposito@dmmlawfirm.com
609-971-1010 Ext. 120

DMVI



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Thank you. Please consider the environment before printing this email.

Susan Smith

From: Dominick Cuozzo <dcuozzo@plumsted.org>
Sent: Tuesday, October 3, 2023 7:09 PM
To: Joe Hirsh
Cc: Sharon Gower - CFO
Subject: Re: Rec sewer connection

Joe,

I was hoping to see you tonight at the LUB meeting. I am sorry that you did not make it again. Please give me an update of where we stand with this request about the expeditious action that we would like to take on this safety issue at the Rec. Field.

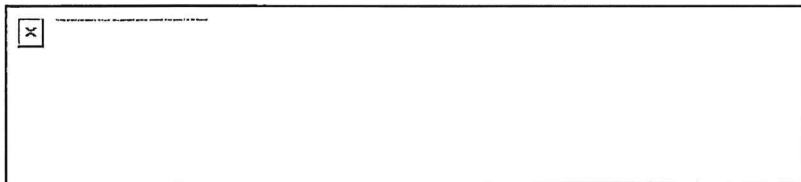
Respectfully in the service of the people,

Pastor Dominick Cuozzo,
Plumsted Township Committeeman

From: Joe Hirsh <jhirsh@erinj.com>
Sent: Tuesday, September 19, 2023 2:39:49 PM
To: Dominick Cuozzo <dcuozzo@plumsted.org>
Cc: Sharon Gower - CFO <cfo@plumsted.org>
Subject: Re: Rec sewer connection

Understood, I'll reach out to the contractor and ask him to take care of that now.

Joseph R. Hirsh, PE, CME, CPWM
Project Manager / Partner



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Please consider the environment before printing this e-mail

On Tue, Sep 19, 2023 at 2:31 PM Dominick Cuozzo <dcuozzo@plumsted.org> wrote:

Great, thanks for the update. The Rec field in particular needs to be handled expeditiously because it is a safety issue.

Respectfully in the service of the people,

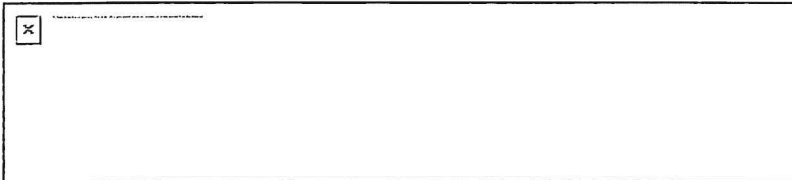
Pastor Dominick Cuozzo,
Plumsted Township Committeeman

From: Joe Hirsh <jhirsh@erinj.com>
Sent: Tuesday, September 19, 2023 2:16:24 PM
To: Dominick Cuzzo <dcuzzo@plumsted.org>
Cc: Sharon Gower - CFO <cfo@plumsted.org>
Subject: Re: Rec sewer connection

Hi Dominic,

The connections to the building at Recreation Park, the Police and the Visitor's Center have been completed, short of some restoration work. I am meeting with the PMUA and the Mayor next week to discuss an alternate connection for the Municipal Building without impacting the school. I will seek a price from the Contractor for the potential change in the connection following that meeting. The PMUA has a couple ideas they wanted to discuss from my understanding.

Joseph R. Hirsh, PE, CME, CPWM
Project Manager / Partner



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Please consider the environment before printing this e-mail

On Tue, Sep 19, 2023 at 2:10 PM Dominick Cuzzo <dcuzzo@plumsted.org> wrote:

Please get the details on what it would cost to have the contractor give us a price to "change order" to complete the building connections and wait on the municipal building at 121 Evergreen.

Respectfully in the service of the people,

Pastor Dominick Cuzzo,
Plumsted Township Committeeman

Susan Smith

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'; wwalloway@gmail.com
Subject: RE: Correction on Meeting Date

Same available

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

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; wwalloway@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

(609) 758-2241 ext. 128

