

From: Nora Coyne [ncoyne@wallnj.gov]
Sent: Friday, August 15, 2025 10:39 AM
To: Matthew Zahorsky [mzahorsky@wallnj.gov]; 'Collins, Leila [GOV]' [Leila.Collins@nj.gov]; 'McNeil, Rebecca [GOV]' [Rebecca.McNeil@nj.gov]; 'Brian Keenan' [Brian.Keenan@njeda.gov]; 'Juan Burgos' [Juan.Burgos@njeda.gov]; 'Drescher, Dave [GOV]' [Dave.Drescher@nj.gov]; 'Cannella, Carolyn [GOV]' [Carolyn.Cannella@nj.gov]; 'Field, Rob [GOV]' [Rob.Field@nj.gov]; 'Doherty, Marycecilia [GOV]' [Marycecilia.Doherty@nj.gov]; 'Rudy Rodas' [Rudy.Rodas@njeda.gov]; 'Emma Corrado' [emma.corrado@njeda.gov]; 'Brandon Parrish' [brandon.parrish@njeda.gov]; Lauren Lake [llake@wallnj.gov]; Tim Clayton [tclayton@wallnj.gov]; Timothy Farrell [tfarrell@wallnj.gov]; Tim Clayton [tclayton@wallnj.gov]; 'Santos, Nicolette [GOV]' [Nicolette.Santos@nj.gov]
CC: Timothy Farrell [tfarrell@wallnj.gov]
Subject: RE: Wall Township Follow Up Meeting

Good afternoon,

Would someone from the State please contact me to set up a meeting regarding this. We would like to meet sometime early next week.

Thank you,

*J. Nora Coyne, P.P., AICP
Township Planner
Township of Wall
2700 Allaire Road
Wall, NJ 07719*

www.wallnj.com
ncoyne@townshipofwall.com
T: [732-449-8444](tel:732-449-8444) ext 2209
F: [732-449-8995](tel:732-449-8995)

Current Zoning information can be found by clicking on the following links:
[Wall Township Interactive Zoning Map](#)
[Wall Township Zoning Ordinance.](#)

From: Nora Coyne
Sent: Thursday, July 17, 2025 2:52 PM
To: Matthew Zahorsky <mzahorsky@wallnj.gov>; Collins, Leila [GOV] <Leila.Collins@nj.gov>; McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>; Brian Keenan <Brian.Keenan@njeda.gov>; Juan Burgos <Juan.Burgos@njeda.gov>; Drescher, Dave [GOV] <Dave.Drescher@nj.gov>; Cannella, Carolyn [GOV] <Carolyn.Cannella@nj.gov>; Field, Rob [GOV] <Rob.Field@nj.gov>; Doherty, Marycecilia [GOV] <Marycecilia.Doherty@nj.gov>; Rudy Rodas <Rudy.Rodas@njeda.gov>; Emma Corrado <emma.corrado@njeda.gov>; Brandon Parrish <brandon.parrish@njeda.gov>; Lauren Lake

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Cc: Timothy Farrell <tfarrell@wallnj.gov>

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Good morning,

Attached is a draft letter of intent for your team's review and comment. We would also like to set up a follow-up meeting sometime next week. Would 2:30 on Wednesday 7/23 work? If so, please send out a zoom link.

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Good morning all,

I've attached the contact information for the person at NJDEP that the County has been talking to regarding the dam at the Brisbane property.

Best Regards,

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Director of Engineering and Planning
Code Enforcement Officer
732-449-8444 ext. 2247
mzahorsky@wallnj.gov

From: Matthew Zahorsky

Sent: Tuesday, July 8, 2025 12:54 PM

To: Collins, Leila [GOV] <Leila.Collins@nj.gov>; McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>; Brian Keenan <Brian.Keenan@njeda.gov>; Juan Burgos <Juan.Burgos@njeda.gov>; Drescher, Dave [GOV] <Dave.Drescher@nj.gov>; Cannella, Carolyn [GOV] <Carolyn.Cannella@nj.gov>; Field, Rob [GOV] <Rob.Field@nj.gov>; Doherty, Marycecilia [GOV] <Marycecilia.Doherty@nj.gov>; Rudy Rodas <Rudy.Rodas@njeda.gov>; Emma Corrado <emma.corrado@njeda.gov>; Brandon Parrish <brandon.parrish@njeda.gov>; Nora Coyne <ncoyne@wallnj.gov>; Lauren Lake <llake@wallnj.gov>; Tim Clayton <tclayton@wallnj.gov>; Timothy Farrell <tfarrell@wallnj.gov>; Nora Coyne <ncoyne@wallnj.gov>; Tim Clayton <tclayton@wallnj.gov>; Santos, Nicolette [GOV] <Nicolette.Santos@nj.gov>

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From: Collins, Leila [GOV] <Leila.Collins@nj.gov>

Sent: Tuesday, July 8, 2025 12:46 PM

To: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>; Brian Keenan <Brian.Keenan@njeda.gov>; Juan Burgos <Juan.Burgos@njeda.gov>; Drescher, Dave [GOV] <Dave.Drescher@nj.gov>; Cannella, Carolyn [GOV] <Carolyn.Cannella@nj.gov>; Field, Rob [GOV] <Rob.Field@nj.gov>; Doherty, Marycecilia [GOV]

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Cc: Timothy Farrell <tfarrell@wallnj.gov>

Subject: RE: Wall Township Follow Up Meeting

Hi Everyone,

I hope you all had a great holiday weekend. I am reaching out to follow up on our conversation last week:

- Wall Township team – Do you have a draft LOI you can send the team? Do you have a contact at DEP we can reach out to regarding the dam?
- Brian and Juan – Do you have an answer on the appraisal and the development plan?

Thanks so much.

Best,
Leila

-----Original Appointment-----

From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>

Sent: Thursday, June 26, 2025 10:07 AM

To: McNeil, Rebecca [GOV]; Brian Keenan; Juan Burgos; Drescher, Dave [GOV]; Cannella, Carolyn [GOV]; Field, Rob [GOV]; Doherty, Marycecilia [GOV]; Rudy Rodas; Emma Corrado; Brandon Parrish; ncoyne@townshipofwall.com; llake@wallnj.gov; Tim Clayton; Timothy Farrell; Nora Coyne; Tim Clayton; Matthew Zahorsky; Santos, Nicolette [GOV]

Cc: Timothy Farrell; Collins, Leila [GOV]

Subject: Wall Township Follow Up Meeting

When: Wednesday, July 2, 2025 2:30 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

-----Original Appointment-----

From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>

Sent: Wednesday, June 18, 2025 3:13 PM

To: McNeil, Rebecca [GOV]; Brian Keenan; Juan Burgos; Drescher, Dave [GOV]; Cannella, Carolyn [GOV]; Field, Rob [GOV]; Doherty, Marycecilia [GOV]; Rudy Rodas; Emma Corrado; Brandon Parrish; ncoyne@townshipofwall.com; llake@wallnj.gov; Tim Clayton; Timothy Farrell; Nora Coyne; Tim Clayton; Matthew Zahorsky; Santos, Nicolette [GOV]

Cc: Timothy Farrell

Subject: Wall Township Follow Up Meeting

When: Wednesday, July 2, 2025 2:30 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 237 988 152 438 1

Passcode: o7A3qr2X

For organizers: [Meeting options](#)

From: Nora Coyne [ncoyne@wallnj.gov]
Sent: Thursday, August 14, 2025 9:02 AM
To: Matthew Zahorsky [mzahorsky@wallnj.gov]; John Tobia [jtobia@wallnj.gov]
Subject: RE: Aug 13th
Attachments: FW: Wall Township Follow Up Meeting

FYI,

As Matt suggested, I'm forwarding this info to both of you. I have followed up 4 times via email and once via phone to set up a meeting with the State for the Mill Run matter. It looked like I had some headway last week, but that seems to fizzle out. I will continue to follow up and try a phone call again today.

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From: Nora Coyne
Sent: Wednesday, August 13, 2025 6:46 PM
To: 'McNeil, Rebecca [GOV]' <Rebecca.McNeil@nj.gov>
Subject: RE: Aug 13th

Good afternoon Rebecca,

Please let me know when you are available to meet. Hopefully we can still meet sometime this week.

Thank you,

*J. Nora Coyne, P.P., AICP
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From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>
Sent: Thursday, August 7, 2025 10:20 AM
To: Nora Coyne <ncoyne@wallnj.gov>
Subject: Re: Aug 13th

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Received! I am still waiting to hear back from my colleagues. I hope to have some updates by the end of the day.

From: Nora Coyne <ncoyne@wallnj.gov>
Sent: Wednesday, August 6, 2025 2:36 PM
To: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>
Subject: [EXTERNAL] Aug 13th

Good afternoon Rebecca,

Per our discussion, this is just to confirm that our team is available for an online meeting on 8/13 at 2:30 PM.
Please confirm on your end.

Thank you,

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From: Nora Coyne
Sent: Friday, August 1, 2025 12:18 PM
To: 'Rebecca.McNeil@nj.gov'; 'Brian.Keenan@njeda.gov'; 'Collins, Leila [GOV]'
Subject: FW: Wall Township Follow Up Meeting
Attachments: 2025.7.16 DRAFT Letter Of Intent to State.doc

Good afternoon,

I'm just following up on this. Would someone from the State be able to meet next week to discuss?

Thank you,

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Cc: Timothy Farrell
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Code Enforcement Officer
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mzahorsky@wallnj.gov

From: Matthew Zahorsky

Sent: Tuesday, July 8, 2025 12:54 PM

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Subject: Wall Township Follow Up Meeting

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Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 237 988 152 438 1

Passcode: o7A3qr2X

For organizers: [Meeting options](#)

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Cc: Timothy Farrell <tfarrell@wallnj.gov>

Subject: RE: Wall Township Follow Up Meeting

Good afternoon all,

I know we are working on the draft LOI and will send that over shortly. In addition, I've reached out to the County to get the contact at DEP regarding the dam. I'll send that over as well as soon as I have it.

Best Regards,

Matthew J. Zahorsky, PE, CME
Director of Engineering and Planning
Code Enforcement Officer
732-449-8444 ext. 2247
mzahorsky@wallnj.gov

From: Collins, Leila [GOV] <Leila.Collins@nj.gov>

Sent: Tuesday, July 8, 2025 12:46 PM

To: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>; Brian Keenan <Brian.Keenan@njeda.gov>; Juan Burgos <Juan.Burgos@njeda.gov>; Drescher, Dave [GOV] <Dave.Drescher@nj.gov>; Cannella, Carolyn [GOV] <Carolyn.Cannella@nj.gov>; Field, Rob [GOV] <Rob.Field@nj.gov>; Doherty, Marycecilia [GOV] <Marycecilia.Doherty@nj.gov>; Rudy Rodas <Rudy.Rodas@njeda.gov>; Emma Corrado <emma.corrado@njeda.gov>; Brandon Parrish <brandon.parrish@njeda.gov>; Nora Coyne <ncoyne@wallnj.gov>; Lauren Lake <llake@wallnj.gov>; Tim Clayton <tclayton@wallnj.gov>; Timothy Farrell <tfarrell@wallnj.gov>; Nora Coyne <ncoyne@wallnj.gov>; Tim Clayton <tclayton@wallnj.gov>; Matthew Zahorsky <mzahorsky@wallnj.gov>; Santos, Nicolette [GOV] <Nicolette.Santos@nj.gov>

Cc: Timothy Farrell <tfarrell@wallnj.gov>

Subject: RE: Wall Township Follow Up Meeting

Hi Everyone,

I hope you all had a great holiday weekend. I am reaching out to follow up on our conversation last week:

- Wall Township team – Do you have a draft LOI you can send the team? Do you have a contact at DEP we can reach out to regarding the dam?
- Brian and Juan – Do you have an answer on the appraisal and the development plan?

Thanks so much.

Best,
Leila

-----Original Appointment-----

From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>

Sent: Thursday, June 26, 2025 10:07 AM

To: McNeil, Rebecca [GOV]; Brian Keenan; Juan Burgos; Drescher, Dave [GOV]; Cannella, Carolyn [GOV]; Field, Rob [GOV]; Doherty, Marycecilia [GOV]; Rudy Rodas; Emma Corrado; Brandon Parrish; ncoyne@townshipofwall.com; llake@wallnj.gov; Tim Clayton; Timothy Farrell; Nora Coyne; Tim Clayton; Matthew Zahorsky; Santos, Nicolette [GOV]

Cc: Timothy Farrell; Collins, Leila [GOV]

Subject: Wall Township Follow Up Meeting

When: Wednesday, July 2, 2025 2:30 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

-----Original Appointment-----

From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>

Sent: Wednesday, June 18, 2025 3:13 PM

To: McNeil, Rebecca [GOV]; Brian Keenan; Juan Burgos; Drescher, Dave [GOV]; Cannella, Carolyn [GOV]; Field, Rob [GOV]; Doherty, Marycecilia [GOV]; Rudy Rodas; Emma Corrado; Brandon Parrish; ncoyne@townshipofwall.com; llake@wallnj.gov; Tim Clayton; Timothy Farrell; Nora Coyne; Tim Clayton; Matthew Zahorsky; Santos, Nicolette [GOV]

Cc: Timothy Farrell

Subject: Wall Township Follow Up Meeting

When: Wednesday, July 2, 2025 2:30 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

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[Join the meeting now](#)

Meeting ID: 237 988 152 438 1

Passcode: o7A3qr2X

For organizers: [Meeting options](#)

From: Nora Coyne [ncoyne@wallnj.gov]

Sent: Thursday, July 17, 2025 2:52 PM

To: Matthew Zahorsky [mzahorsky@wallnj.gov]; Collins, Leila [GOV] [Leila.Collins@nj.gov]; McNeil, Rebecca [GOV] [Rebecca.McNeil@nj.gov]; Brian Keenan [Brian.Keenan@njeda.gov]; Juan Burgos [Juan.Burgos@njeda.gov]; Drescher, Dave [GOV] [Dave.Drescher@nj.gov]; Cannella, Carolyn [GOV] [Carolyn.Cannella@nj.gov]; Field, Rob [GOV] [Rob.Field@nj.gov]; Doherty, Marycecilia [GOV] [Marycecilia.Doherty@nj.gov]; Rudy Rodas [Rudy.Rodas@njeda.gov]; Emma Corrado [emma.corrado@njeda.gov]; Brandon Parrish [brandon.parrish@njeda.gov]; Lauren Lake [llake@wallnj.gov]; Tim Clayton [tclayton@wallnj.gov]; Timothy Farrell [tfarrell@wallnj.gov]; Tim Clayton [tclayton@wallnj.gov]; Santos, Nicolette [GOV] [Nicolette.Santos@nj.gov]

CC: Timothy Farrell [tfarrell@wallnj.gov]

Subject: RE: Wall Township Follow Up Meeting

Attachments: 2025.7.16 DRAFT Letter Of Intent to State.doc

Good morning,

Attached is a draft letter of intent for your team's review and comment. We would also like to set up a follow-up meeting sometime next week. Would 2:30 on Wednesday 7/23 work? If so, please send out a zoom link.

Thank you,

*J. Nora Coyne, P.P., AICP
Township Planner
Township of Wall
2700 Allaire Road
Wall, NJ 07719*

www.wallnj.com

ncoyne@townshipofwall.com

T: 732-449-8444 ext 2209

F: 732-449-8995

Current Zoning information can be found by clicking on the following links:

[*Wall Township Interactive Zoning Map*](#)

[*Wall Township Zoning Ordinance*](#).

From: Matthew Zahorsky <mzahorsky@wallnj.gov>

Sent: Thursday, July 10, 2025 8:51 AM

To: Collins, Leila [GOV] <Leila.Collins@nj.gov>; McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>; Brian Keenan <Brian.Keenan@njeda.gov>; Juan Burgos <Juan.Burgos@njeda.gov>; Drescher, Dave [GOV] <Dave.Drescher@nj.gov>; Cannella, Carolyn [GOV] <Carolyn.Cannella@nj.gov>; Field, Rob [GOV] <Rob.Field@nj.gov>; Doherty, Marycecilia [GOV] <Marycecilia.Doherty@nj.gov>; Rudy Rodas

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Cc: Timothy Farrell <tfarrell@wallnj.gov>

Subject: RE: Wall Township Follow Up Meeting

Good morning all,

I've attached the contact information for the person at NJDEP that the County has been talking to regarding the dam at the Brisbane property.

Best Regards,

Matthew J. Zahorsky, PE, CME
Director of Engineering and Planning
Code Enforcement Officer
732-449-8444 ext. 2247
mzahorsky@wallnj.gov

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Thanks so much.

Best,
Leila

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Sent: Thursday, June 26, 2025 10:07 AM

To: McNeil, Rebecca [GOV]; Brian Keenan; Juan Burgos; Drescher, Dave [GOV]; Cannella, Carolyn [GOV]; Field, Rob [GOV]; Doherty, Marycecilia [GOV]; Rudy Rodas; Emma Corrado; Brandon Parrish; ncoyne@townshipofwall.com; llake@wallnj.gov; Tim Clayton; Timothy Farrell; Nora Coyne; Tim Clayton; Matthew Zahorsky; Santos, Nicolette [GOV]

Cc: Timothy Farrell; Collins, Leila [GOV]

Subject: Wall Township Follow Up Meeting

When: Wednesday, July 2, 2025 2:30 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).

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Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 237 988 152 438 1

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For organizers: [Meeting options](#)

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CC: Timothy Farrell [tfarrell@wallnj.gov]
Subject: RE: Wall Township Follow Up Meeting
Attachments: Brian R- McDowell.vcf

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Cc: Timothy Farrell <tfarrell@wallnj.gov>

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Sent: Thursday, June 26, 2025 10:07 AM

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Cc: Timothy Farrell; Collins, Leila [GOV]
Subject: Wall Township Follow Up Meeting
When: Wednesday, July 2, 2025 2:30 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

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Sent: Wednesday, June 18, 2025 3:13 PM
To: McNeil, Rebecca [GOV]; Brian Keenan; Juan Burgos; Drescher, Dave [GOV]; Cannella, Carolyn [GOV]; Field, Rob [GOV]; Doherty, Marycecilia [GOV]; Rudy Rodas; Emma Corrado; Brandon Parrish; ncoyne@townshipofwall.com; llake@wallnj.gov; Tim Clayton; Timothy Farrell; Nora Coyne; Tim Clayton; Matthew Zahorsky; Santos, Nicolette [GOV]
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Where: Microsoft Teams Meeting

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 237 988 152 438 1

Passcode: o7A3qr2X

For organizers: [Meeting options](#)

From: Nora Coyne [ncoyne@wallnj.gov]
Sent: Friday, June 13, 2025 3:31 PM
To: 'McNeil, Rebecca [GOV]' [Rebecca.McNeil@nj.gov]
CC: Lauren Lake [llake@wallnj.gov]
Subject: RE: EDA Follow Up Meeting

Thank you for the follow up.

Either date works for us right now.

Have a good weekend.

*J. Nora Coyne, P.P., AICP
Township Planner
Township of Wall
2700 Allaire Road
Wall, NJ 07719*

www.wallnj.com
ncoyne@townshipofwall.com
T: [732-449-8444](tel:732-449-8444) ext 2209
F: [732-449-8995](tel:732-449-8995)

Current Zoning information can be found by clicking on the following links:
[Wall Township Interactive Zoning Map](#)
[Wall Township Zoning Ordinance](#).

From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>
Sent: Friday, June 13, 2025 3:19 PM
To: Nora Coyne <ncoyne@wallnj.gov>
Subject: Re: EDA Follow Up Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I am still waiting on hearing back from a few of my colleagues at the EDA but the initial feedback stated that the 18th or 19th at 2:30 would work best. Do you have a preference?

From: Nora Coyne <ncoyne@wallnj.gov>
Sent: Friday, June 13, 2025 3:01 PM
To: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>
Subject: [EXTERNAL] RE: EDA Follow Up Meeting

Good afternoon,

I'm just following up on this to see which day is best for your team to meet next week.

Thank you,

*J. Nora Coyne, P.P., AICP
Township Planner
Township of Wall
2700 Allaire Road
Wall, NJ 07719*

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From: Nora Coyne
Sent: Wednesday, June 11, 2025 12:45 PM
To: 'McNeil, Rebecca [GOV]' <Rebecca.McNeil@nj.gov>
Subject: RE: EDA Follow Up Meeting

Good morning,

Thank you for getting back to me. Our team is available as follows:

6/16 @ 2:30pm
6/18 @ 2:30pm
6/19 @ 2:30pm
6/20 @ 2:30pm

Please confirm which day you would like to meet.

Thank you,

J. Nora Coyne, P.P., AICP
Township Planner
Township of Wall
2700 Allaire Road
Wall, NJ 07719

www.wallnj.com
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From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>
Sent: Wednesday, June 11, 2025 11:22 AM
To: Nora Coyne <ncoyne@wallnj.gov>; John Tobia <jtobia@wallnj.gov>
Cc: Tim Clayton <tclayton@wallnj.gov>
Subject: EDA Follow Up Meeting

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Good morning,

I wanted to reach out and see if any particular days next week or the following, around 2:30 would work to meet with my colleagues at the EDA about the Brisbane property.

Thank you so much.

Rebecca J. McNeil (she/her/hers)
Senior Aide to the Governor, Intergovernmental Affairs
State of New Jersey Office of the Governor
225 West State Street, Trenton, New Jersey 08625
Cell: 973-289-9315
www.nj.gov/governor



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From: Nora Coyne [ncoyne@wallnj.gov]
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From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>
Sent: Wednesday, June 11, 2025 11:22 AM
To: Nora Coyne <ncoyne@wallnj.gov>; John Tobia <jtobia@wallnj.gov>
Cc: Tim Clayton <tclayton@wallnj.gov>
Subject: EDA Follow Up Meeting

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From: Nora Coyne [ncoyne@wallnj.gov]
Sent: Wednesday, June 11, 2025 12:45 PM
To: Lauren Lake [llake@wallnj.gov]
Subject: RE: EDA Follow Up Meeting

Thank you!

From: Lauren Lake <llake@wallnj.gov>
Sent: Wednesday, June 11, 2025 12:33 PM
To: Nora Coyne <ncoyne@wallnj.gov>
Subject: RE: EDA Follow Up Meeting

Nora- Mr. Tobia is available:

6/16 @ 2:30pm
6/18 @ 2:30pm
6/19 @ 2:30pm
6/20 @ 2:30pm

Lauren Lake
732-449-8444- ext. 2244

From: Nora Coyne <ncoyne@wallnj.gov>
Sent: Wednesday, June 11, 2025 11:30 AM
To: Lauren Lake <llake@wallnj.gov>
Subject: FW: EDA Follow Up Meeting

From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>
Sent: Wednesday, June 11, 2025 11:22 AM
To: Nora Coyne <ncoyne@wallnj.gov>; John Tobia <jtobia@wallnj.gov>
Cc: Tim Clayton <tclayton@wallnj.gov>
Subject: EDA Follow Up Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I wanted to reach out and see if any particular days next week or the following, around 2:30 would work to meet with my colleagues at the EDA about the Brisbane property.

Thank you so much.

Rebecca J. McNeil (she/her/hers)
Senior Aide to the Governor, Intergovernmental Affairs
State of New Jersey Office of the Governor
225 West State Street, Trenton, New Jersey 08625
Cell: 973-289-9315
www.nj.gov/governor



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From: Nora Coyne [ncoyne@wallnj.gov]
Sent: Wednesday, June 11, 2025 12:44 PM
To: 'McNeil, Rebecca [GOV]' [Rebecca.McNeil@nj.gov]
Subject: RE: EDA Follow Up Meeting

Good morning,

Thank you for getting back to me. Our team is available as follows:

6/16 @ 2:30pm
6/18 @ 2:30pm
6/19 @ 2:30pm
6/20 @ 2:30pm

Please confirm which day you would like to meet.

Thank you,

*J. Nora Coyne, P.P., AICP
Township Planner
Township of Wall
2700 Allaire Road
Wall, NJ 07719*

www.wallnj.com
ncoyne@townshipofwall.com
T: [732-449-8444](tel:732-449-8444) ext 2209
F: [732-449-8995](tel:732-449-8995)

*Current Zoning information can be found by clicking on the following links:
[Wall Township Interactive Zoning Map](#)
[Wall Township Zoning Ordinance](#).*

From: McNeil, Rebecca [GOV] <Rebecca.McNeil@nj.gov>
Sent: Wednesday, June 11, 2025 11:22 AM
To: Nora Coyne <ncoyne@wallnj.gov>; John Tobia <jtobia@wallnj.gov>
Cc: Tim Clayton <tclayton@wallnj.gov>
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From: Timothy Farrell [tfarrell@townshipofwall.com]
Sent: Friday, January 17, 2025 4:11 PM
To: Hance Sitkus [hsitkus@allairevillage.org]
Subject: RE: [EXTERNAL] Gardner's Cottage/Carriage House Breakin at Allaire

Hance,

Happy New Year and all is well.

Call me when your free?

Cheers,
Tim

From: Hance Sitkus <hsitkus@allairevillage.org>
Sent: Thursday, January 16, 2025 9:46 PM
To: Texel, Mark [DEP] <Mark.Texel@dep.nj.gov>
Cc: Daryl Lynn O'Connell <doconnell@allairevillage.org>; Gabliks, Inga <Inga.Gabliks@dep.nj.gov>; Ellie Eith <erebears@aol.com>; Chad Brisbane <chadbristane@danielgale.com>
Subject: Re: [EXTERNAL] Gardner's Cottage/Carriage House Breakin at Allaire

Hi Mark!

Sorry I missed calling you today! Will try tomorrow, Friday. Been inundated with projects and first of the year items. Just wanted to provide an update on Chapel and Enameling Building roofs repair/replacement (75 to 90% complete respectively) and some challenges with maintenance/repair we ran into had this been addressed earlier.

As you know we, AVI are bearing the "fronting" of these repair/replacement costs, as well as bearing the cost of the 40% match. The roofs on these historic buildings dating from the 1830s would NOT have lasted the 2024/2025 season. Yet, the cost to repair (and challenges therein) would have been less if there had been annual routine repairs and maintenance not only to these two historic buildings, but our other 10 as well. NJ DEP State Office of Resource Development (ORD) keeps telling me that other historic sites are in equal or worse condition, but I am not accepting that excuse. And it is an excuse.

We need to address this in any go-forward plan in license agreement cause I am not seeing any light of day in tackling the \$40M of deferred maintenance cost that my staff estimates the village, as a whole, is now facing after years of maintenance and capital funding neglect - and increasing daily out of just pure neglect and lack of funding from the State of NJ. Will update you with a call, but overall, yes, I am frustrated. These are state assets that are being utterly neglected and are visited by 530K people a year from people ALL over the State - of all generations, of all demographics, of all make-up, of all disabilities/abilities, and from ALL political districts.

Had routine maintenance and repairs been done over the past 20 years alone at the Chapel and Enameling Building - let alone all the village buildings and grounds, we wouldn't be in this 13th hour emergency restorative challenge - and cash funding that goes with these repairs. On top of it, I think the maintenance/restoration funds for Allaire on the NJDEP and State Park side of things look even more dire for 2025. That's very troubling, yet very consistent with the past. The difference being, our band-aid approach that AVI has exerted/expended on the 40 acre historic district has run dry. Very troubling.

Also, I need your support in moving the "admission booth" that we have at the Mill Pond to the "front" of the village now that we are taking on the cost of staffing for the Visitor Center, which, since 1985 was a State Park expense. Clearly, we are going to reorient the "Visitor Center" and begin to call it - as it is named outside by the State Park sign - "The Row House and Village Museum." Any general "Park" related questions will get referred to the State Park Office. I am not having "AVI staff" bear that burden of answering to general State Park matters outside the 40 acre historic district. That's a trade-off we all know was going to come when this decision was made June 30, 2024 - effective July 1, 2024.

But moving the "admission booth" from the Mill Pond to the entrance leading to the Chapel and at the Row House will clearly define and better brand "the Historic District" and Allaire Village Inc. This puts us in the same league as Historic Mystic Seaport Village, Shelbourne Farms, Historic Stourbridge Village, etc. I appreciate your support in us trying to also use the FRONT toll booth enclosure coming into the park as a general Park "admission," but that is stymied as long as the Pine Creek Railroad (another PR catastrophe waiting to happen) and Village are operating separately. Moreover, we garner more funds and PR by keeping our own admission area.

The bathroom situation is a BIG challenge to us going into 2025. Except for limited capacity restrooms at the basement of the General Store and the Visitor Center (which won't open till April) is all on portable Port-O-Potties. Presently our port-o-potty bill just for special events is over \$32K a year (for the non-profit servicing both village and Park patrons). As you suggested, we are presently looking at what bathroom trailers and such would provide since the port-o-potties are an utter visitor turnoff to events and weddings. This will only hamper our village operations and sustainability the longer the Snack Bar / Allaire Community Hall general "Park" bathroom renovations are delayed. Those "Park bathrooms" have to sped up somehow. I am hearing they are 3 to 5 YEARS OUT from putting a shovel in the ground! If there's an update there, I'd love to hear it.

I appreciate doing archeology and the archeology field, clearly, but ORD needs to also understand that this WHOLE area was completely disturbed and dug up when 1) new drainage areas were added as the Row Houses were expanded in 1985 and 2) the maintenance building (previously housed in the building now under consideration for bathroom renovation) was moved. From an archeology that AVI had onsite and after reviewing the facts with them, they maintain that the entire site is totally "contaminated"

and disturbed from these two events alone from the 1980s. I am not sure if that's been fully realized, but maybe it has to do with the documentation I've sent to Inga Gabliks, Park Superintendent.

Again, your support in moving these critical items forward would be highly appreciated - bathrooms and hope for a restoration plan from lessons learned on the recent Chapel and Enameling Building roof renovations. The longer we wait, the higher the cost to get things into a good state of repair. The gig is up in terms of band-aids and minor repairs that just slap paint on an underlying problem.

These two roof projects - Enameling Building and Chapel - so far have had about \$30K of cost added to the original estimate after revealing underlying pure neglect of maintenance and former shoddy repair by vendors. And these are NJDEP, State Park Service buildings. The last roofs date back to 2000 for the Chapel and 1987 for the Enameling Building.

We, AVI was able to get about \$25K+++ of tree work done around the Enameling Building - in kind services - but yet that is not being considered as part of "match money" for this latest grant. Rules and regulations I get, but reality outside the 4x4 Trenton cubicle is another matter. I personally had the Committee for the Advancement of Arboriculture (CAA) come in and do a special training for Park Service employees, with very advanced machinery/equipment (e.g. worth over \$700K) to do a training to remove about 8 trees that were literally hanging over the 1830s era Enameling Building (in 2023). We were so lucky that one of those trees - just one - didn't fall and take the building out. THAT tree removal project alone - to clear out the trees was a huge cost.

As you know, I am an accountant (CPA) and many of my clients are in the tree business. Had that cost been billed outright to us it would have easily topped \$25K. And yet it is not acknowledged against the grant when in fact NJ Historic Preservation Rep, Vito Scocozzo (who's now left the company) told us that "work on the Enameling Building could not advance till those trees were removed." AND honestly, he was right because they had to go. But that job and cost should have been a NJDEP cost. Not a \$35K "favor" that Hance Sitkus from AVI had to call in. I worked my personal and accounting client channels to have these trees moved as part of the CAA's training classes. Yet we seem to get "no credit" for this in any way whatsoever.

Mark, I get it, the Park Service and Historic Sites office has no money. I've heard that for 20+ years now. It's a challenging affair. But we, AVI, the non-profit partner trying to operate this historic site for the people of the State of NJ (and for NJDEP, Division of Parks, Forest, and Historic site), are equally challenged. We need to secure operating funds to operate to our core mission.....but with no one taking care of these 12 historic buildings and the 40 acre historic district - and the visitor service aspect of good bathrooms - in the end.....will it all be for naught? It's an endless battle and getting worse. As you know, the barn was demolished last year because SuperStorm Sandy damage was not addressed on the barn

from where a tree struck it. I made that abundantly clear in your office with John Trontis present.

We've heard the sympathies and apologies, but what's the action plan to get serious capital money in? Who do we speak with? Who do we advocate with and for? Today I spent the entire afternoon gathering documents to put in a reimbursement to the NJ Historic Trust whereby we'd get a reimbursement for \$32K at best after an expenditure of \$65K. Now my reputation is on the line to thwart off remaining bills that are outstanding because we had good contractors and architects that finished this job early (they even worked Christmas Day). I realize the rules and procedures from the NJ Historic Trust end of things, but where does the responsibility of the NJDEP, Division of Parks, Forests, Historic Sites come in to maintain their OWN assets - these precious historic buildings and the grounds?

I know you may not have direct answers to this, but how do we do the advocacy and who is that we need to connect with? If AVI were to call it quits, let's face it, Allaire and its buildings will deteriorate and be plowed under! The Family CampGround Facility has been suffering renovation delays for over two years now!!!! Our contractors mobilized and completed fantastic work between Dec 22, 2024 and Jan 17, 2025 - less than a month!

COULD the Park Service "wrong a right" and contribute \$75K towards this growing \$150K bill (just for two building roofs) that we (AVI - the lessee/licensee) are faced with? These projects are 90% done as of today and I've made sure we have a warranty on the roofs for years to come. In other words, we AVI have returned them to a good state of repair. But it's through good faith while NJDEP reaps the equity benefit.

This is a real PR nightmare if it should meet the light of day!

Another PR nightmare I am dealing with is the Brisbane Lake/Dam issue and how it has affected the Mill Pond. The fact that we at Allaire Village Inc weren't consulted regarding the ongoing matters of this issue is VERY troubling, and it's very troubling that you are in violation of maintaining a "deed of gift" that was in effect when the Brisbane family deeded over these properties - with lake and waterways in hand, yet now drained and in violation of DEP's own rules/regulations. I've already done two works of research on this matter, in addition to my research done in 2007 and 2010. The Mill Pond - aka the giant mud puddle as I call it - is a tragedy, and again all stems from neglect by NJDEP, and the Park Service not advocating for preservation of its own resources/assets it maintains. And we have the data that could help you. As your partner, I am disappointed we were not consulted, but we are following this VERY carefully, along with the Brisbane family, the family that gifted the heart of the day use area of Allaire State Park and the Historic District (consisting of over 1,200 acres). I am very concerned with decisions - or plans - being advanced by NJDEP on this matter and I have follow-up meetings scheduled with local leaders to discuss the matter with.

Mark, I look forward to speaking to share thoughts. Am I frustrated, yes. BUT I am frustrated, because my staff is equally frustrated in having to tell the public about the deferred maintenance this Park and this historic district has endured and the utter neglect of physical and natural resources. My passion for this Historic Site runs VERY deep, and has for all my life - 46 years. This all can't sit in a vacuum any more. Inaction will not produce action, so I seek your help in a path to move forward. We need a plan. If there's no plan from your office, who do we go to next.

Talk soon,
Hance

*Executive Director
Allaire Village Inc.
The Historic Village at Allaire
(732) 919-3500 Ext 15
(732) 682-3002*

On Thu, Jan 16, 2025 at 6:27 AM Texel, Mark [DEP] <Mark.Texel@dep.nj.gov> wrote:

Sounds good, Hance. I'm available both days after 3 pm.

Mark



Mark Texel

Administrator

New Jersey State Historic Sites

Office: 609-292-2772

Cell: 609 341-6709

mark.texel@dep.nj.gov

From: Hance Sitkus <hsitkus@allairevillage.org>

Sent: Wednesday, January 15, 2025 8:46 PM

To: Texel, Mark [DEP] <Mark.Texel@dep.nj.gov>

Subject: Re: [EXTERNAL] Gardner's Cottage/Carriage House Breakin at Allaire

Hi Mark! I'll try to connect tomorrow or zfriday. Sorry the day got away from me with interruptions of phone calls, meetings, and other tasks! Let me know if a good time to call over next two days!

Thank you

Hance M. Sitkus, CPA

Executive Director

732-919-3500 ext 15

On Jan 15, 2025, at 2:37 PM, Texel, Mark [DEP] <Mark.Texel@dep.nj.gov> wrote:

Hi Hance,

Just called your desk line and it went to voice mail. I'm available to chat until 3 pm today if you'd like to connect. My cell is 609 341-6709.

Mark Texel

<image001.png>

Mark Texel

Administrator

New Jersey State Historic Sites and Parks

Office: 609-292-2772

Cell: 609 341-6709

mark.texel@dep.nj.gov

From: Hance Sitkus <hsitkus@allairevillage.org>

Sent: Wednesday, January 15, 2025 11:13 AM

To: McCauley, Jessica [DEP] <Jessica.McCauley@dep.nj.gov>

Cc: Daryl Lynn O'Connell <doconnell@allairevillage.org>; Texel, Mark [DEP] <Mark.Texel@dep.nj.gov>; Gabliks, Inga [DEP] <Inga.Gabliks@dep.nj.gov>

Subject: Re: [EXTERNAL] Gardner's Cottage/Carriage House Breakin at Allaire

Hi Jessica! I hope you had a great holiday season and New Year!

I just want to follow-up on the Gardener's Cottage break-in police report. Can you please send me the website link where this needs to be requested from? I did copy Inga here - is she able to get it for me? Would that be easier? With all due respect, we are all partners here and under the same umbrella yet I feel like I am having to jump through hoops of fire to get a basic report of an incident I called in and gave Officer Worth most of the information for. I presume there's a portal for requests but overall, as a partner within "the system" should it be this hard of a process? Someone was leading me down a FOIA request and clearly, that's not the right avenue. I don't want to open that can of worms! Appreciate any help you can provide.

I do have a call with Mark Texel this afternoon that may cover this topic of the continuous break-ins at Allaire State Park / The Historic Village at Allaire. Graffiti has also taken hold too. In general, I have compassion for your staff shortages, but I am at a loss with security. Wall Twp Police have been responding to calls of break-ins as well.

Secondly, we still need to have a discussion about the interaction of one of the NJ State Park Police Officers and my Director of Development and Operations that happened on our All Hallow's Eve event day where 1,200 adults and children were present. There was completely inappropriate behavior that happened that day. Whether it's you or a combination of you and your superiors that need to hear it - please let me know. This incident can't be taken lightly and its been now since October 31, 2024.

Moreover, it would be a request of Allaire Village Inc. to meet onsite to discuss and give you our 2025 calendar of events, answer any initial questions you may have, so as to make sure your office and officers have our schedule, are aligned, and there's total transparency.

Please advise.

All the very best.

Thanks!

Hance

On Wed, Dec 4, 2024 at 12:08 PM Hance Sitkus
<hsitkus@allairevillage.org> wrote:

Good Morning Jessica!

Hope you had a great holiday weekend!

No, I have not received the report and I do need a copy ASAP for insurance purposes. Please advise on how this can be obtained. I would think as the licensee sustaining the damage that a report could just be forwarded to us. I did request that we get a report from the responding State Park Police officer.

Jessica, are you still our Regional Lieutenant? If so, the response you provided to my initial e-mail is lacks detail and actionable solutions to mitigate our after hour trespasser issues at The Historic Village at Allaire. We've never had to get involved in security like this, but now we've had to step this up and enter an unknown.

So if any neighbors or such in the Allaire area want to call in any security, health, safety issues on the former Arthur Brisbane Child Treatment Center they should call Troop D at Holmdel Barracks? I've had questions from the Wall Township Business Administrator to the Brisbane family asking who is securing and who is ultimately responsible (ownership contact) of this

State property. The barrage of questions both onsite, media, and via phone at our Allaire Village Office is going off the charts and I need a referral. I get that this is out of the NJ State Park Police hands, but there's still a relationship between cars being parked overnight **ON** State Park Property (Allaire State Park) and then the trespassers walking from the State Park owned parking lot to either The Historic Village at Allaire (which falls under State Park Police review) or the old Arthur Brisbane Child Treatment Center property (the black hole). I would think this would be of equal concern to both State Park Police and State Police out of Holmdel at this point. The frequency of trespassing has increased, as well as evening artistry of graffiti.

I was looking for a more detailed response in my inquiry below, or referral to someone who can get to the bottom of "who is responsible" for:

- 1) Securing the State Park Parking Lot where trespassers park
- 2) Who is ultimately responsible for securing and bearing responsibility (not just from a police standpoint) of the former Arthur Brisbane Child Treatment Center property.

Moreover, this has also produced an elevated problem, not just for The Historic Village at Allaire, Allaire State Park, etc., but residents living adjacent to Allaire State Park - including my own property located one mile east of Allaire State Park. Groups of trespassers are walking down State Park property adjacent to County Route 524 in the middle of the night on a very dark roadway. Bombarding Jeff Betrand, Wall Township Business Administrator, I don't think is the answer because he technically has zero jurisdiction on the area, but they are Wall tax paying residents. I've copied Jeff Betrand on this e-mail just so he has context and it is always Wall Police and Wall Fire Company that responds first to "day-time" issues at The Historic Village at Allaire, which we are grateful for.

Inga Gabliks, Mark Texel, Amy Timmerman, Jenny Felton, etc. are all as equally confused about this whole arrangement as I am. If you can't answer this, who does this get elevated to, as it's hit a breaking point.

Please advise. Appreciate timely response.

PS - Please give Daryl Lynn O'Connell (Director of Development and Operations at the Historic Village at Allaire) a call as soon as you can to follow-up with an incident that happened at our "All Hollow's Eve & Trick or Treating Event" on October 27, 2024.

Thanks,

Hance

On Wed, Dec 4, 2024 at 11:20 AM McCauley, Jessica [DEP]
<Jessica.McCauley@dep.nj.gov> wrote:

Good morning Hance,

Sorry for the delay on this. Were you able to obtain a copy of the report? Generally, the reports are requested through Trenton.

I'll let the officers know about the 4:30 closure issue but yes, we generally have one officer covering 3 parks plus the other random areas.

Brisbane is a NJSP property for now. Troop D, Holmdel Barracks.

<image002.jpg>

From: Hance Sitkus <hsitkus@allairevillage.org>

Sent: Wednesday, November 20, 2024 4:32 PM

To: McCauley, Jessica [DEP] <Jessica.McCauley@dep.nj.gov>

Cc: Texel, Mark [DEP] <Mark.Texel@dep.nj.gov>; Gabliks, Inga [DEP]

<Inga.Gabliks@dep.nj.gov>; Schneider, Marc [DEP] <Marc.Schneider@dep.nj.gov>;

Daryl Lynn O'Connell <doconnell@allairevillage.org>

Subject: [EXTERNAL] Gardner's Cottage/Carriage House Breakin at Allaire

Good Afternoon Jessica,

How are you? Can you please have the State Park officer that did the report on the break-in that we had at the Gardener's Cottage / Carriage House sent to me so I can have for our files and as applicable to our legal and insurance teams? Waine, our Facilities Coordinator of AVI, and myself met with the Park Police officer upon discovery early this morning. Entry was through the exterior bilco doors - which are rotted out and we've now placed boards over to secure them temporarily. Whoever broke in then went through the basement and up the backstairs where the door frame was busted in and busted up. That was the main part of the damage that was observed, plus a bunch of county signs that are spray painted on Atlantic Ave.

We have a Board of Trustees Meeting tomorrow at 7 pm via Zoom. Not sure if the report will be done by then, but I will at least update the Board of Trustees and leave it in their hands as to any additional steps they would like to take.

We've also been catching people taking a tour of the Allaire Mansion - just down from the Carriage House/Gardner's Cottage and while on the tour, people will unlock a door they pass, then come back in the middle of the night and break in. This has happened twice that we know of. We are trying to figure out a deterrence for that - despite security alarms.

Course all this is stemming from the fact that the Brisbane Child Treatment Center is destroyed/gone and now, as predicted evening curiosity folks have found their way into Allaire State Park and the Historic District. The folks breaking in park at the State Park parking lot by Spring Meadow Golf Course, or in the golf course itself.

There has DEFINITELY been an increase of people again parking at these mentioned lots and older children/young adults, walking into the Park late at night doing damage. it's perhaps one thing to walk around at night, but another to cause damage and mischief. The "No Overnight Parking" signs are regularly removed from the posts in the State Park parking lot off Atlantic Ave near the Spring Meadow Golf Course.

I am trying to see if we (Allaire Village Inc - AVI) can get evening motion "alarm sensors" put up at the back entrance where most of the activity is occurring, as well as a sign that says - "Grounds Under Surveillance."

We'd also appreciate the Park Gates closed as close to 4:30 pm as possible. I understand your staffing issue, but not closing the gates is leaving the Park and our historic buildings VERY vulnerable. People are taking advantage of the gates being open.

If there is any other advice or helpful suggestions you have for us to keep things secure, please let me know.

In regards to people parking and then walking down Atlantic Ave to go into the old Brisbane Child Treatment Facility, who do we call now for enforcement? Wall Township police wants nothing to do with it. NJ State Park Police has said they are not dealing with it. Is it NJ State Police and is there a contact you can forward to me or find out for me? I know the Wall Township Council Members, Wall Township Administrator, and even Wall Township Police and Fire Department are getting very annoyed with the happenings over there that continue. Surrounding homeowners have also lodged additional complaints recently. Unfortunately, the property is across the street or in some cases borders up to Allaire State Park property and it sort of gets "bucketed in." The hope is that the State Treasury Department continues demolition and rolls the property back into Allaire State Park to "right a wrong."

Please advise. Look forward to your response.

Kind Regards,

Hance

--

Hance M. Sitkus, CPA (he/his)

Executive Director

Allaire Village Inc.

4263 Atlantic Avenue

Farmingdale, NJ 07727

(732) 919-3500 Ext 15

www.allairevillage.org



--

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4263 Atlantic Avenue
Farmingdale, NJ 07727
(732) 919-3500 Ext 15
www.allairevillage.org



From: Jeffry Bertrand [jbertrand@wallnj.gov]
Sent: Wednesday, December 4, 2024 1:21 PM
To: Sean O'Halloran [sohalloran@wallpolice.org]
Subject: FW: [EXTERNAL] Gardner's Cottage/Carriage House Breakin at Allaire

fyi

From: Hance Sitkus <hsitkus@allairevillage.org>
Sent: Wednesday, December 4, 2024 12:09 PM
To: McCauley, Jessica [DEP] <Jessica.McCauley@dep.nj.gov>
Cc: Jeffry Bertrand <jbertrand@wallnj.gov>
Subject: Re: [EXTERNAL] Gardner's Cottage/Carriage House Breakin at Allaire

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Good Morning Jessica!

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No, I have not received the report and I do need a copy ASAP for insurance purposes. Please advise on how this can be obtained. I would think as the licensee sustaining the damage that a report could just be forwarded to us. I did request that we get a report from the responding State Park Police officer.

Jessica, are you still our Regional Lieutenant? If so, the response you provided to my initial e-mail is lacks detail and actionable solutions to mitigate our after hour trespasser issues at The Historic Village at Allaire. We've never had to get involved in security like this, but now we've had to step this up and enter an unknown.

So if any neighbors or such in the Allaire area want to call in any security, health, safety issues on the former Arthur Brisbane Child Treatment Center they should call Troop D at Holmdel Barracks? I've had questions from the Wall Township Business Administrator to the Brisbane family asking who is securing and who is ultimately responsible (ownership contact) of this State property. The barrage of questions both onsite, media, and via phone at our Allaire Village Office is going off the charts and I need a referral. I get that this is out of the NJ State Park Police hands, but there's still a relationship between cars being parked overnight ON State Park Property (Allaire State Park) and then the trespassers walking from the State Park owned parking lot to either The Historic Village at Allaire (which falls under State Park Police review) or the old Arthur Brisbane Child Treatment Center property (the black hole). I would think this would be of equal concern to both State Park Police and State Police out of Holmdel at this point. The frequency of trespassing has increased, as well as evening artistry of graffiti.

I was looking for a more detailed response in my inquiry below, or referral to someone who can get to the bottom of "who is responsible" for:

- 1) Securing the State Park Parking Lot where trespassers park
- 2) Who is ultimately responsible for securing and bearing responsibility (not just from a police standpoint) of the former Arthur Brisbane Child Treatment Center property.

Moreover, this has also produced an elevated problem, not just for The Historic Village at Allaire, Allaire State Park, etc., but residents living adjacent to Allaire State Park - including my own property located one mile east of Allaire State Park. Groups of trespassers are walking down State Park property adjacent to County Route 524 in the middle of the night on a very dark roadway. Bombarding Jeff Betrand, Wall Township Business Administrator, I don't think is the answer because he technically has zero jurisdiction on the area, but they are Wall tax paying residents. I've copied Jeff Betrand on this e-mail just so he has context and it is always Wall Police and Wall Fire Company that responds first to "day-time" issues at The Historic Village at Allaire, which we are grateful for.

Inga Gabliks, Mark Texel, Amy Timmerman, Jenny Felton, etc. are all as equally confused about this whole arrangement as I am. If you can't answer this, who does this get elevated to, as it's hit a breaking point.

Please advise. Appreciate timely response.

PS - Please give Daryl Lynn O'Connell (Director of Development and Operations at the Historic Village at Allaire) a call as soon as you can to follow-up with an incident that happened at our "All Hollow's Eve & Trick or Treating Event" on October 27, 2024.

Thanks,
Hance

On Wed, Dec 4, 2024 at 11:20 AM McCauley, Jessica [DEP]
<Jessica.McCauley@dep.nj.gov> wrote:

Good morning Hance,
Sorry for the delay on this. Were you able to obtain a copy of the report? Generally, the reports are requested through Trenton.
I'll let the officers know about the 4:30 closure issue but yes, we generally have one officer covering 3 parks plus the other random areas.
Brisbane is a NJSP property for now. Troop D, Holmdel Barracks.



Lt. Jessica McCauley #709
NJ State Park Police
609-964-6247
jessica.mccauley@dep.nj.gov

From: Hance Sitkus <hsitkus@allairevillage.org>
Sent: Wednesday, November 20, 2024 4:32 PM
To: McCauley, Jessica [DEP] <Jessica.McCauley@dep.nj.gov>
Cc: Texel, Mark [DEP] <Mark.Texel@dep.nj.gov>; Gabliks, Inga [DEP] <Inga.Gabliks@dep.nj.gov>; Schneider, Marc [DEP] <Marc.Schneider@dep.nj.gov>; Daryl Lynn O'Connell <doconnell@allairevillage.org>
Subject: [EXTERNAL] Gardner's Cottage/Carriage House Breakin at Allaire

Good Afternoon Jessica,

How are you? Can you please have the State Park officer that did the report on the break-in that we had at the Gardener's Cottage / Carriage House sent to me so I can have for our files and as applicable to our legal and insurance teams? Wayne, our Facilities Coordinator of AVI, and myself met with the Park Police officer upon discovery early this morning. Entry was through the exterior bilco doors - which are rotted out and we've now placed boards over to secure them temporarily. Whoever broke in then went through the basement and up the backstairs where the door frame was busted in and busted up. That was the main part of the damage that was observed, plus a bunch of county signs that are spray painted on Atlantic Ave.

We have a Board of Trustees Meeting tomorrow at 7 pm via Zoom. Not sure if the report will be done by then, but I will at least update the Board of Trustees and leave it in their hands as to any additional steps they would like to take.

We've also been catching people taking a tour of the Allaire Mansion - just down from the Carriage House/Gardner's Cottage and while on the tour, people will unlock a door they pass, then come back in the middle of the night and break in. This has happened twice that we know of. We are trying to figure out a deterrence for that - despite security alarms.

Course all this is stemming from the fact that the Brisbane Child Treatment Center is destroyed/gone and now, as predicted evening curiosity folks have found their way into Allaire State Park and the Historic District. The folks breaking in park at the State Park parking lot by Spring Meadow Golf Course, or in the golf course itself.

There has DEFINITELY been an increase of people again parking at these mentioned lots and older children/young adults, walking into the Park late at night doing damage. it's

perhaps one thing to walk around at night, but another to cause damage and mischief. The "No Overnight Parking" signs are regularly removed from the posts in the State Park parking lot off Atlantic Ave near the Spring Meadow Golf Course.

I am trying to see if we (Allaire Village Inc - AVI) can get evening motion "alarm sensors" put up at the back entrance where most of the activity is occurring, as well as a sign that says - "Grounds Under Surveillance."

We'd also appreciate the Park Gates closed as close to 4:30 pm as possible. I understand your staffing issue, but not closing the gates is leaving the Park and our historic buildings VERY vulnerable. People are taking advantage of the gates being open.

If there is any other advice or helpful suggestions you have for us to keep things secure, please let me know.

In regards to people parking and then walking down Atlantic Ave to go into the old Brisbane Child Treatment Facility, who do we call now for enforcement? Wall Township police wants nothing to do with it. NJ State Park Police has said they are not dealing with it. Is it NJ State Police and is there a contact you can forward to me or find out for me? I know the Wall Township Council Members, Wall Township Administrator, and even Wall Township Police and Fire Department are getting very annoyed with the happenings over there that continue. Surrounding homeowners have also lodged additional complaints recently. Unfortunately, the property is across the street or in some cases borders up to Allaire State Park property and it sort of gets "bucketed in." The hope is that the State Treasury Department continues demolition and rolls the property back into Allaire State Park to "right a wrong."

Please advise. Look forward to your response.

Kind Regards,
Hance

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Hance M. Sitkus, CPA (he/his)
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