

DEPARTMENT OF LAND PRESERVATION

500 MT. PISGAH AVE.
P.O. BOX 179
OXFORD, NJ 07863

COREY J. TIERNEY
DIRECTOR



TELEPHONE: (908) 453-2650
FAX: (908) 453-3150

July 14, 2014

Mr. Andy Parke
C/O Mansfield Township
100 Port Murray Road
Port Murray, New Jersey 07865

Re: Acquisition and Restoration of Mt. Bethel Church

Dear Mr. Parke:

The Municipal and Charitable Conservancy Trust Fund Committee (MCCTFC) has set the date for the site visit to ~~Footbridge Park~~ for Saturday, August 23, at approximately 9:15 a.m.

It would be greatly appreciated if you would acknowledge to us that some one will be available at that time to guide the Committee and answer any questions that may arise. Please also supply a telephone number, preferably a cell phone, so that if for any reason we are delayed we will be able to communicate.

If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

A handwritten signature in cursive script, reading "Susan W. Beall".

Susan W. Beall
Administrative Clerk

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DIRECTOR



TELEPHONE: (908) 453-2650
FAX: (908) 453-3150

Mr. Andy Parke
C/O Township of Mansfield
100 Port Murray Road
Port Murray, New Jersey 07865

**Re: Acquisition and Restoration of Mt. Bethel Church
2014 MCCTFC Application**

Dear Mr. Parke,

On behalf of the Municipal and Charitable Conservancy Trust Fund Committee (MCCTFC), I am contacting you in regard to the above referenced grant application. Please be advised that during its last meeting, the Committee entered into deliberations regarding this year's applications. Due to the scope of requests this year, the Committee respectfully requests that you provide the following on or before **4:00 p.m. on Friday, August 1, 2014:**

- 1) **Revised Scope of Work based on 40% of your total grant request; AND**
- 2) **Revised Scope of Work based on 60% of your total grant request.**

In each revised scope of work, please describe how you would prioritize your project goals, how you would allocate the available funds, and what work would ultimately be completed. The Committee will evaluate your revised proposals at its next meeting scheduled for August 4, 2014.

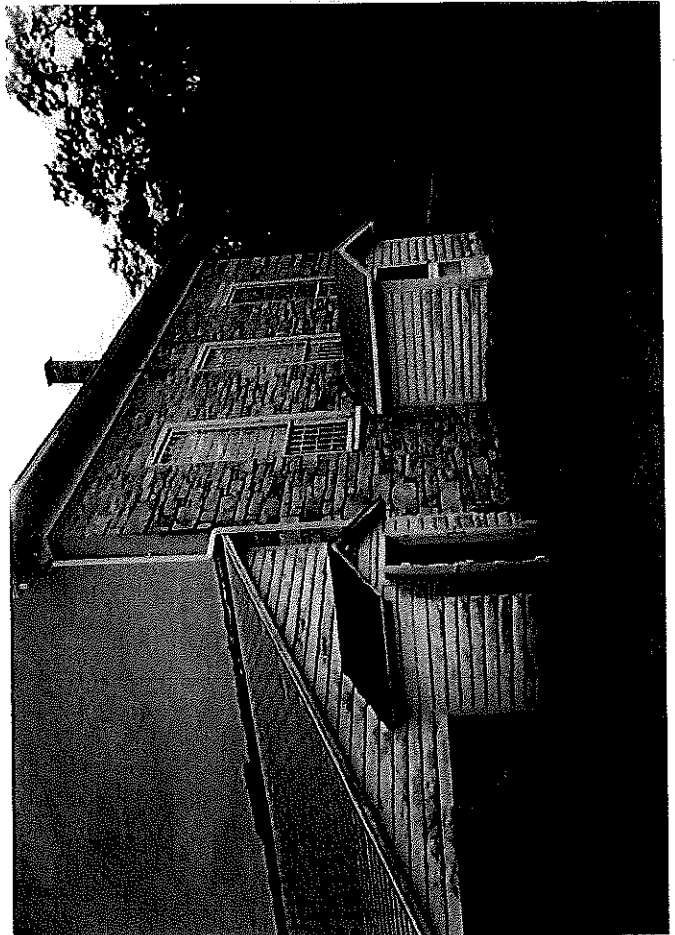
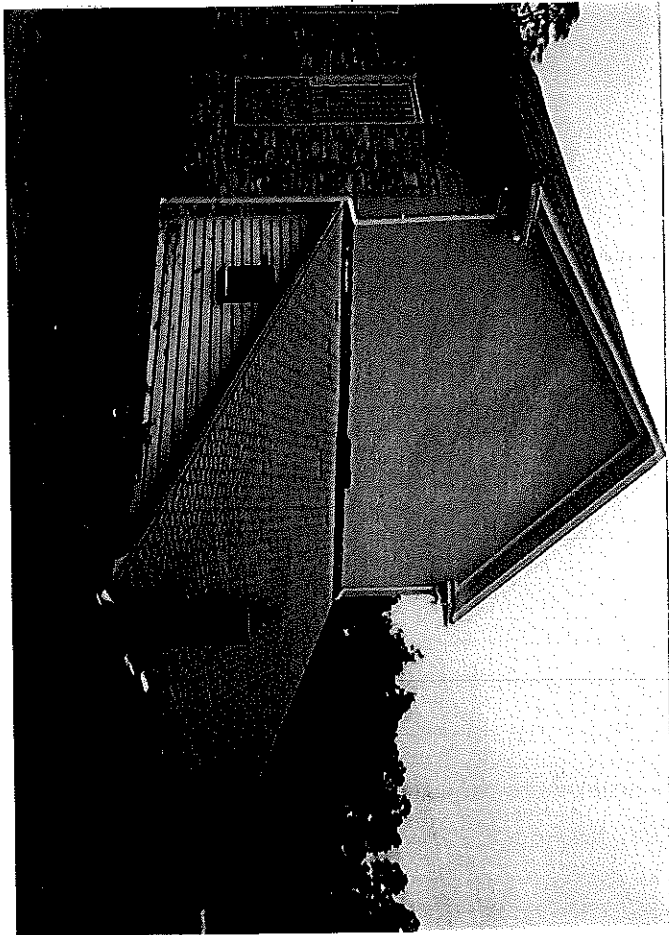
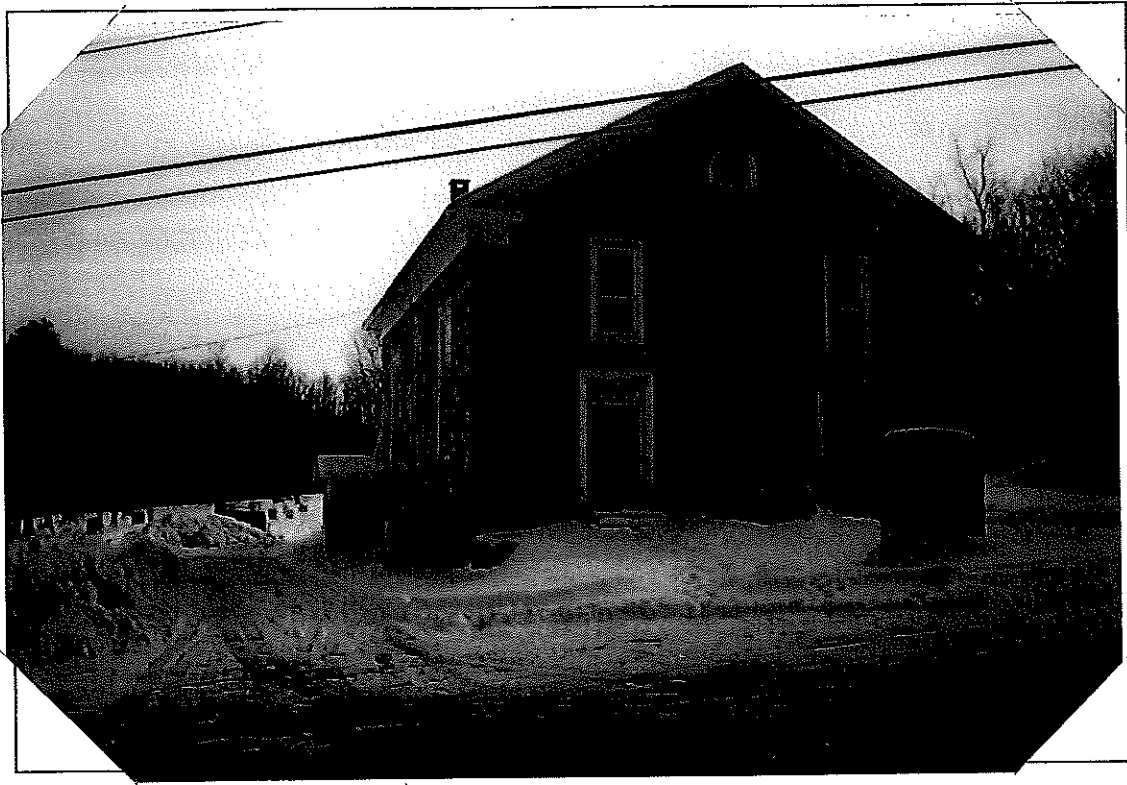
Thank you in advance for your time and cooperation. Please contact this office with any questions or concerns.

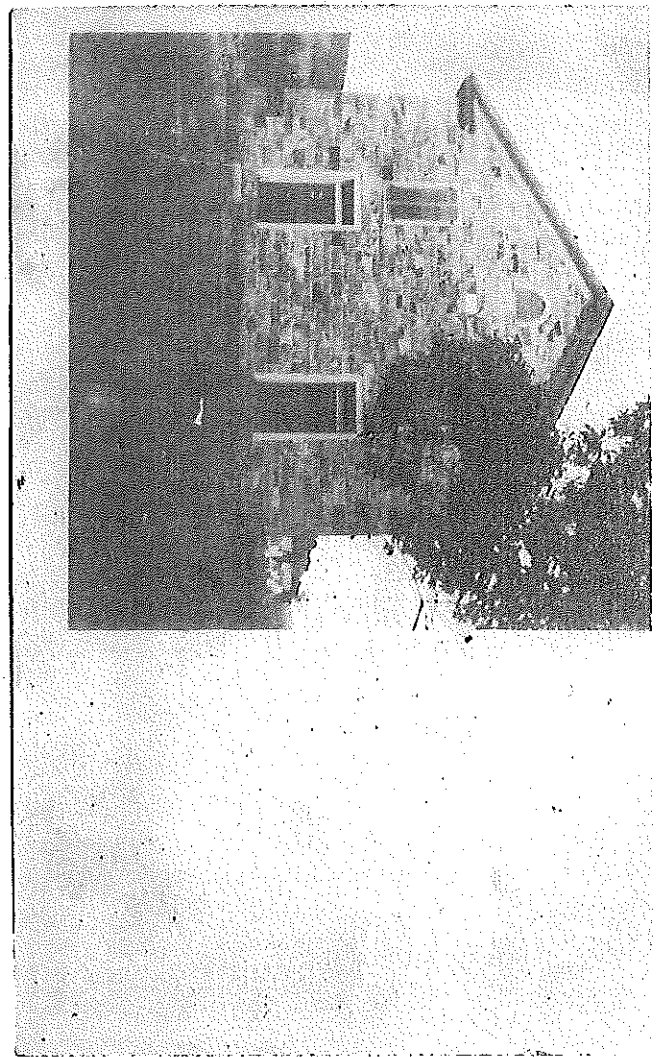
Very truly,

A handwritten signature in black ink, appearing to read "Corey J. Tierney", is written over a horizontal line.

Corey J. Tierney

Block 901 Lot 23 (EXEMPT)







Fairview Schoolhouse (ID#2767)

Fairview Cemetery, Dean Road

NR: 8/12/1977 (NR Reference #: 77000916)

SR: 12/20/1976

The Hainesburg Inn (ID#5043)

487 Route 94

SHPO Opinion: 6/7/2002

Native American Site (28-WA-290) (ID#4432)

SHPO Opinion: 5/20/2005

Old Main Delaware, Lackawanna and Western Railroad Historic District (ID#3525)

Morris and Essex Railroad Right-of-Way (NJ Transit Morristown Line) from Hudson, Hoboken City to Warren, Washington Township, and then along Warren Railroad to the Delaware River

SHPO Opinion: 9/24/1996

See Main Entry / Filed Location:

Hudson County, Hoboken City

Paulins Kill Viaduct (ID#4694)

DL&W Cutoff, Milepost 70.63 over Station Road and Paulins Kill River

SHPO Opinion: 7/31/2006

Ramsaysburg Homestead (ID#3744)

Rte 46 Block 57, Lot 20

NR: 10/27/2004 (NR Reference #: 04001194)

SR: 8/13/2004

COE: 3/6/2001

Station Road Bridge (SI&A #2101312) (ID#5140)

Station Road over Paulins Kill

SHPO Opinion: 7/26/2011

Warrington Stone Bridge (ID#2769)

Brugler Road over Paulins Kill

NR: 12/16/1977 (NR Reference #: 77000917)

SR: 3/28/1977

Liberty Township

Round Barn (ID#3890)

Pequest Road

SHPO Opinion: 7/23/1999

Lopatcong Township

Morris Canal (ID#2784)

Existing and former bed of the Morris Canal

NR: 10/1/1974 (NR Reference #: 74002228)

SR: 11/26/1973

SHPO Opinion: 4/27/2004

(Extends from the Delaware River in Phillipsburg Town, Warren County to the Hudson River in Jersey City, Hudson County. SHPO Opinion extends period of significance for canal to its 1924 closure.)

See Main Entry / Filed Location:

Warren County, Phillipsburg Town

Mansfield Township

Beattystown Historic District (ID#2770)

NJ Route 57 and King's Highway

NR: 9/28/1990 (NR Reference #: 90001449)

SR: 8/10/1990

Miller Farmstead (ID#2771)

NJ Route 57

NR: 9/11/1989 (NR Reference #: 88002118)

SR: 9/28/1988

Also located in:

Hunterdon County, Lebanon Township

Morris Canal (ID#2784)

Existing and former bed of the Morris Canal

NR: 10/1/1974 (NR Reference #: 74002228)

SR: 11/26/1973

SHPO Opinion: 4/27/2004

(Extends from the Delaware River in Phillipsburg Town, Warren County to the Hudson River in Jersey City, Hudson County. SHPO Opinion extends period of significance for canal to its 1924 closure.)

See Main Entry / Filed Location:

Warren County, Phillipsburg Town

Mount Bethel Methodist Church (ID#2772)

Mount Bethel Road

NR: 2/29/1980 (NR Reference #: 80002526)

SR: 10/26/1979

Old Main Delaware, Lackawanna and Western Railroad Historic District (ID#3525)

Morris and Essex Railroad Right-of-Way (NJ Transit Morristown Line) from Hudson, Hoboken City to Warren, Washington Township, and then along Warren Railroad to the Delaware River

SHPO Opinion: 9/24/1996

See Main Entry / Filed Location:

Hudson County, Hoboken City

Oxford Industrial Historic District (ID#2774)

NJ Route 31; Belvidere, Buckley, and Washington avenues; Jonestown and Mine Hill roads; Academy and Church streets, and vicinity

NR: 8/27/1992 (NR Reference #: 91001471)

SR: 8/16/1991

DOE: 8/18/1977

COE: 1/16/2008

(Absorbed former Oxford Historic District)

See Main Entry / Filed Location:

Warren County, Oxford Township

Penwell Lime Kiln #1 (ID#2773)

SHPO Opinion: 10/26/1993

Perry-Petty Farmstead (ID#181)

882 Jackson Valley Road

NR: 4/9/1999 (NR Reference #: 99000392)

SR: 2/4/1999

PRINT MADE
JUL 5 2004
TRACE CONSULTING
ENGINEERS, P.C.

TAX MAP
MANSFIELD TWP.
WARREN COUNTY
NEW JERSEY

SCALE 1"=400' DATE 9-1-67

MONROE ENGINEERING, INC.
804 SARAH STREET
STROUDSBURG, PA.

၈

SHEET 10

SHEET 13

SHEET 29

SHEET 30

SHEET 31

SHEET 2

8 LEAFHS

THIS SHEET IS A DIGITIZED COPY OF THE MAP
PREPARED BY JOHN R. AICHER L.S. # 4292
DATED SEPT. 1, 1967
THE APPROVED STAMPED ORIGINAL IS ON FILE
IN THE TOWNSHIP ENGINEERS OFFICE

Land Use Plan Mansfield Township Warren County, New Jersey

April, 2001

Proposed Land Use

A	Single Family Residential
GC	General Commercial
R-1	Single Family Residential
R-2	Single Family Residential
ARC	ARC Adult Retirement Community
R-2	Multi-Family Residential
VR	Village Residential
HVC	Historic Village Commercial
3-2	Business
3-1	Community
7	Industrial
7PO	Industrial/Professional Office

Independence Township
Warren County

Liberty Township
Warren County

Oxford Township
Warren County

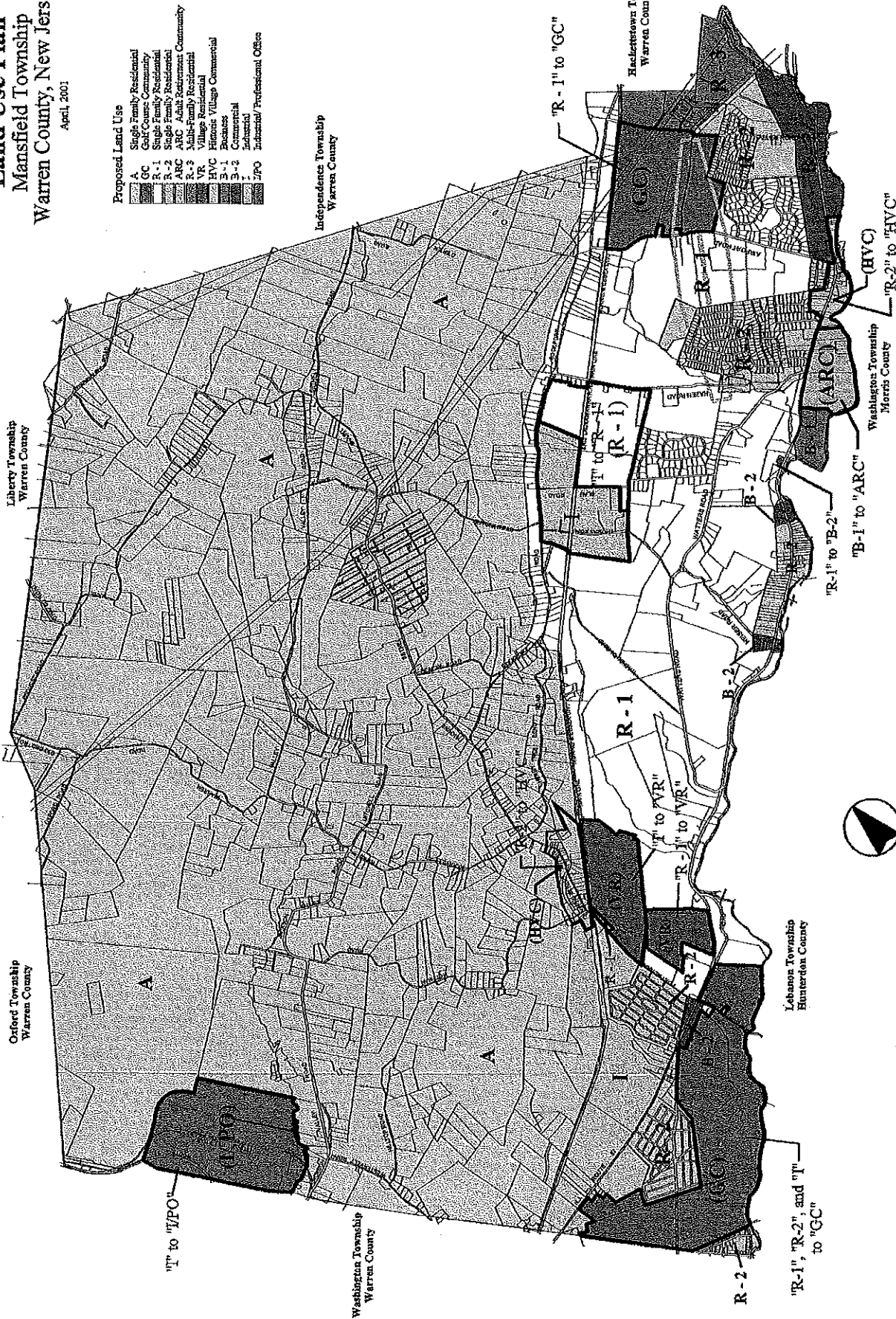
Washington Township
Warren County

Hackettstown Town
Warren County

Lebanon Township
Hunterdon County

Washington Township
Morris County

Base Map Source: Mace Consulting Engineers



CLARKE CATON HINTZ
A Professional Corporation

DEPARTMENT OF LAND PRESERVATION

500 MT. PISGAH AVE.
P.O. BOX 179
OXFORD, NJ 07863

COREY J. TIERNEY
DIRECTOR



TELEPHONE: (908) 463-2650
FAX: (908) 463-3150

Dear Applicant,

Please find the enclosed 2014 Grant Application for the Warren County Municipal and Charitable Conservancy Trust Fund (MCCTFC). **The deadline for the 2014 Application is 4:00pm on Friday June 13, 2014.** **Incomplete and/or late applications will not be accepted.** As a courtesy, the Land Preservation Department will review applications for completeness only before May 30, 2014. Please be sure to follow the application instructions and contact the department with any questions or concerns.

Please note that the Land Preservation Department cannot approve applications. The MCCTFC will vote on whether to recommend your application to the Warren County Board of Chosen Freeholders. Ultimate authority to approve your project rests with the Freeholders. As such, the Land Preservation Department reserves the right to request additional information from each applicant so that the MCCTFC and Freeholders can make informed decisions.

Thank you in advance for your time and cooperation.

Very Truly,

A handwritten signature in dark ink, appearing to be "CJ Tierney", is written over the typed name.

Corey J. Tierney

Encl.

2014 APPLICATION TO THE MUNICIPAL AND CHARITABLE CONSERVANCY TRUST FUND COMMITTEE

DEADLINE: June 13, 2014

Note: See rules and procedures for eligibility criteria available from the Warren County Department of Land Preservation.

- Each application question must be addressed even if not applicable.
- One (1) completed copy of the application, including all original documents, must be submitted.
- Fourteen (14) additional copies of the completed application must also be submitted.
- The copies must depict the original exactly or the application may be rejected. (15 total, 1 original, 14 copies)
- All copies must be three-hole punched and collated.
- Attach each copy at the top with a binder clamp.

- Do not enclose applications in binders.
- Do not attach any materials that are not expressly requested in this application; any other materials will not be accepted.
(Additional materials concerning your application may be presented at Municipal and Charitable Conservancy Trust Fund Committee meetings; the Land Preservation Department may contact you for additional information)

- An eight (8) minute presentation of the site is required as part of this application and should include a narrative description of the site.
(Please ensure the presentation does not exceed eight (8) minutes)
- Applicants may submit a PowerPoint presentation, laptop and projector available for use provided by the Department of Land Preservation (Video in only VHS Standard Format also accepted).
- The presentation will be scheduled for a Municipal and Charitable Conservancy Trust Fund Committee meeting.

A Guide to Completing MCCTF Grant Application

FOR HISTORIC PROJECTS

1. Applicant Information

- a. The Applicant must be eligible under the MCCTFC Rules and Regulations
- b. Oversee all aspects of the project
- c. Certify expenses for reimbursement
- d. Nonprofit organizations must submit proof of 501(c)3 designation

2. Property Characteristics

- a. Provide the street address and legal description (e.g. Block & Lot Numbers) of the historic site.
- b. All historic preservation properties must be either listed on the National or State Register, or they must be eligible to be listed on same.
- c. A Certificate of Eligibility from the National or State Historic Preservation Office, certifying the property is eligible for listing, must be submitted with the application.
- d. Identify whether this project includes acquisition or restoration of the historic site, or both.

3. Owner Description

- a. Identify the legal owner(s) of the site.
- b. Estimate the total project costs and provide an itemized breakdown of these costs.
- c. For historic acquisition projects, the Applicant must provide an independent market appraisal of the site by **July 21, 2014**.
- d. For historic restoration projects, the Applicant must provide proof of ownership by submitting either (1) the recorded deed or (2) long-term lease.

4. Development Characteristics

- a. Provide zoning and land use data along with proposed development plans.

5. Project Costs

- a. Provide the estimated costs and any other sources of funding such as grants and/or donations.
- b. Provide evidence that the Applicant meets the applicable matching requirements.

6. Project Narrative

- a. Provide a short written description (no more than 1 page) explaining the merits of the proposed project.

7. Attachments

- a) Maps
 1. Site location (can be street map, but street map also required)
 2. Tax map (of specific site)
 3. Zoning map (mark site within zone)
 4. Natural features (wetlands, streams, endangered species habitat, etc.)
 5. Historic, cultural, and archaeological features (if applicable)
- b) Other Documents
 1. Title Search and/or List easements (if applicable)
 2. Environmental Assessment Report and/or List of Disclosed Hazards (if applicable)
 3. Aerial Photo – should show reasonable detail of site
 4. Ground Photo – several views to give essence of project
 5. Municipal resolution of support (strongly recommended, but not required)
 6. Proof of 501(c)(3) designation (if applicable)
 7. Deed or long term lease evidencing ownership

8. Additional Requirements

- a. Oral Presentation no more than 8-minutes in duration
- b. Presentation can be PowerPoint, DVD or VHS. (Equipment provided)
- c. A Site Visit will be scheduled by the MCCTFC and a representative for the Applicant must be present.

Note: If a **GRANT** is awarded, the applicant may have the following responsibilities, among others, under the **GRANT AGREEMENT**:

1. Provide survey plat and metes & bounds (§3c)
2. Provide Preliminary Site Assessment (§3d)
3. Provide signage designating Warren County funding (§3j)
4. Provide a conservation or historic preservation restriction to the county (§6v)
5. Provide a maintenance plan (§10h)

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DIRECTOR



TELEPHONE: (908) 453-2650
FAX: (908) 453-3150

July 31, 2014

Mr. Andrew Parke
C/O Mansfield Township
100 Port Murray Road
Port Murray, New Jersey 07865

Re: Acquisition and Restoration of Mt. Bethel Church

Dear Mr. Parke:

We have scheduled your presentation for Monday, September 8, 2014, at 8:45 p.m. This presentation should be approximately 15 minutes in length, including the 8-minute video/power point portion. Please note that we have a computer projector and a VHS player in the meeting room.

Please do not hesitate to call if you have any questions.

Very truly,

A handwritten signature in black ink, appearing to be "CJ Tierney", written over a horizontal line.

Corey J. Tierney

C: Dena Hrebenak, Clerk

JIM COURTER*
JOEL A. KOBERT*
LAWRENCE P. COHEN*
MICHAEL S. SELVAGGI*
MICHAEL B. LAVERY
JOHN J. ABROMITIS
JAMES F. MOSCAGIURI
KATRINA L. CAMPBELL*
RICHARD W. WENNER*

* CERTIFIED BY THE
SUPREME COURT OF NEW JERSEY
AS A CIVIL TRIAL ATTORNEY
* MEMBER OF N.J. & D.C. BAR
* MEMBER OF N.J. & PA. BAR

LAW OFFICES
COURTER, KOBERT & COHEN

A PROFESSIONAL CORPORATION

1001 ROUTE 517
HACKETTSTOWN, N.J. 07840

(908) 852-2600

FAX (908) 852-8225

WWW.CKCLAW.COM

23 CATTANO AVENUE
AT CHANCERY SQUARE
MORRISTOWN, N.J. 07960
(973) 285-1281
FAX (973) 285-0271

OF COUNSEL
KATHERINE E. INGRASSIA
PETER J. COSSMAN

HON. HARRY K. SEYBOLT
(1934-2012)

September 11, 2014

Via mail and email: mburne@mchfirm.com

Matthew J. Burne, Esq.
McDonnell Crowley, LLC
115 Maple Avenue, Suite 201
Red Bank, NJ 07701

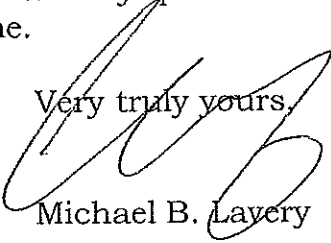
Re: Mansfield Township from John M. McDonnell, Chapter 7 Trustee for
the Estate of Charles James Corley and Michelle Rene Corley
Chapter 7 – Case No. 13-35680 (KCF)
Property located in the Township of Mansfield, Warren County
Block 901, Lot 23, 350 Mt. Bethel Road, Mansfield Twp.

Dear Mr. Burne:

This will confirm our recent telephone conversation wherein I advised you that the Warren County Municipal and Charitable Conservancy Trust Fund is scheduled to vote on Mansfield Township's application for funding for the above property at its November meeting. I have been advised by the Executive Director of the MCCTF that thereafter it would be placed on the agenda of the December Warren County Board of Chosen Freeholders meeting for authorization of acquisition costs. Mr. Tierney further advised that, once the application is approved by the Freeholders, we would probably be looking at a January or February date for closing.

I thank you for your continued patience in this matter, as the wheels of government move slowly. If you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,


Michael B. Lavery

MBL/js

Enclosure

cc: Dena Hrebenak, RMC, Municipal Clerk ✓

{00442745-1}

Forty Years of Excellence

MCGARRY CONTRACTORS

167 Hazen Rd.

Hackettstown, NJ07840

mcgarrycontractors@comcast.net

Office 908-850-5292

License#13VHO2137000

Customer: Mansfield Twp.
100 Port Murray Rd.
Port Murray, NJ 07865
RE: Mt. Bethel Church

Phone: 908-625-0645 Joe

Date: 9-16-14

We propose hereby to furnish material and labor, complete in
Accordance with specifications below, for the sum of: \$650.00
\$650.00 when job is completed.

RE: Tarp roof - 1 side only

Project size: 1400 sq. ft.

Provide one 30'x50' 5 mil. blue tarp.

Provide 1"x3"x8' furring strips around entire perimeter.

Notice to Consumer- You may cancel this contract at any time before midnight of the third business day
after receiving a copy of the contract. If you wish to cancel this contract, you must either:

1. Send a signed and dated written notice of cancellation by registered or certified mail, or
2. Personally deliver a signed and dated written notice of cancellation to-

McGarry Contractors - William McGarry 167 Hazen Rd., Hackettstown, NJ 07840

Acceptance of Proposal- The above price, specifications and conditions are satisfactory and are accepted.

You are authorized to do the work specified.

Payment will be made by Signature: _____ Date: _____

Print Name : _____

Contractor: _____ Date: _____

Print Name: William McGarry

MCGARRY CONTRACTORS

167 Hazen Rd.

Hackettstown, NJ 07840

mcgarrycontractors@comcast.net

Office 908-850-5292

License# 13VHO2137000

Customer: Mansfield Twp.

100 Port Murray Rd.

Port Murray, NJ 07865

RE: Mt. Bethel Church

Phone: 908-625-0645 Joe

Date: 9-16-14

We propose hereby to furnish material and labor, complete in
Accordance with specifications below, for the sum of: \$1,300.00
\$1,300.00 when job is completed.

RE: Tarp roof

Project size: 2800 sq. ft.

Provide two 30'x50' 5 mil. Blue tarps.

Provide 1"x3"x8' furring strips around entire perimeter.

Notice to Consumer- You may cancel this contract at any time before midnight of the third business day
after receiving a copy of the contract. If you wish to cancel this contract, you must either:

1. Send a signed and dated written notice of cancellation by registered or certified mail, or
2. Personally deliver a signed and dated written notice of cancellation to-

McGarry Contractors - William McGarry 167 Hazen Rd., Hackettstown, NJ 07840

Acceptance of Proposal- The above price, specifications and conditions are satisfactory and are accepted.

You are authorized to do the work specified.

Payment will be made by Signature: _____ Date: _____

Print Name : _____

Contractor: _____ Date: _____

Print Name: William McGarry

Proposal

Page No. 1 of 1 Pages**T. P. CONSTRUCTION CO.**

149 Hemlock Drive
 PHILLIPSBURG, NEW JERSEY 08865
 (908) 454-2250

PROPOSAL SUBMITTED TO Mansfield Township, Warren County, NJ		PHONE 908-689-6151	DATE September 24, 2014
STREET 100 Port Murray Road		JOB NAME Mount Bethel Methodist Church	
CITY, STATE AND ZIP CODE Port Murray, NJ 07865		JOB LOCATION Snyder & Mount Bethel Road, Port Murray, NJ	
ARCHITECT NJ License # 13VH01568600	DATE OF PLANS	BLOCK	LOT

We hereby submit specifications and estimates for:

1. We will install 2 heavy duty poly tarps over roof.
2. We will secure edges and field of tarp with framing lumber.
3. We make no guarantee of a totally leak proof system.

Please sign both Proposals and date them. Keep one copy for your records and send the second copy along with your deposit to activate this proposal.

Thirty days after balance has become due a finance charge of 1 1/2% per month will be added to all past due accounts, annual rate of 18%. Any attorney fees necessary for collection of payment shall be paid by the customer. You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of acceptance. Cancellations must be done in writing.

We Propose hereby to furnish material and labor complete in accordance with above specifications, for the sum of

Two thousand five hundred seventy dollars _____ dollars \$ 2,570.00

Payment to be made as follows:

\$2,570.00 to be paid in full upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within *30* days

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

November 18, 2014

The meeting was opened at 7:12 by Jim Watters. Following the pledge of allegiance, our guest, Dennis Bertland was introduced. He congratulated the committee on the receipt of the grant for the Mt. Bethel Church. The committee explained to him some of the work done in the application for the grant as well as the condition of the church and property at this time.

Dennis graciously shared his expertise regarding how best to proceed suggesting the following:

- *Maximize grants*
- *Form a Friends or other non-profit group*
- *Work should be done to certain standards*
- *Form a master plan*
- *Obtain a lawyer and architect*
- *Utilize state preservation and NJ Historic Trust resources*
- *Plan for sustainability*

Those present were Kathie Todd, Jim Watters, Andy Parke, Skip Rhein, Glenn Todd, Joseph Watters, Carren Thomas and Dennis Bertland. Clerk Ruth Pante was excused.

The meeting was adjourned at 8:30.

Respectfully submitted,

Carren Thomas

MICHAEL B. LAVERY
MICHAEL S. SELVAGGI⁺
JOHN J. ABROMITIS
LAWRENCE P. COHEN⁺
JAMES F. MOSCAGIURI
KATRINA L. CAMPBELL^o
RICHARD W. WENNER^o
KATHERINE E. INGRASSIA

⁺CERTIFIED BY THE SUPREME COURT OF
NEW JERSEY AS A CIVIL TRIAL ATTORNEY

^oMEMBER OF NJ AND PA BAR

LAW OFFICES
LAVERY, SELVAGGI, ABROMITIS & COHEN
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1500 ROUTE 517, SUITE 300
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Telephone (973) 285-1281
Facsimile (973) 285-0271

OF COUNSEL:

JAMES A. COURTER
JOEL A. KOBERT
PETER J. COSSMAN

January 8, 2015

Via mail and email: mburne@mchfirm.com

Matthew J. Burne, Esq.
McDonnell Crowley, LLC
115 Maple Avenue, Suite 201
Red Bank, NJ 07701

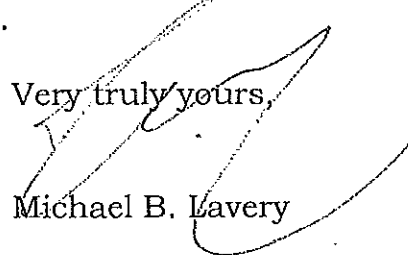
Re: Mansfield Township from Chapter 7 Trustee for Bethel Christian Ministries
Church of God in Christ
Property address: Block 901, Lot 23
350 Mt. Bethel Road, Mansfield Twp., Warren County

Dear Mr. Burne:

This will confirm that we have tentatively set the closing in the above matter for Friday, January 23, at 1:00 p.m. at my new office. This is obviously contingent upon the County of Warren being available and able to close on that date. You should have recently received a copy of the title binder from Elite Title.

In the meantime, if you have any questions or require further information, please do not hesitate to contact me.

Very truly yours,


Michael B. Lavery

MBL/js

cc: Mayor Michael Clancy
Dena Hrebenak, RMC, Municipal Clerk ✓
Corey J. Tierney, Esq., Director, Warren County Dept. of Land Preservation

MICHAEL B. LAVERY
MICHAEL S. SELVAGGI^o
JOHN J. ABROMITIS
LAWRENCE P. COHEN^o
KATHERINE E. INGRASSIA^o
JAMES F. MOSCAGIURI
KATRINA L. CAMPBELL^o
RICHARD W. WENNER^o

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Telephone (973) 285-1281
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OF COUNSEL:

JAMES A. COURTER
JOEL A. KOBERT
PETER J. COSSMAN

⁺CERTIFIED BY THE SUPREME COURT OF
NEW JERSEY AS A CIVIL TRIAL ATTORNEY

^oMEMBER OF NJ AND PA BAR

^oMEMBER OF NJ AND NY BAR

February 3, 2015

Matthew J. Burne, Esq.
McDonnell Crowley, LLC
115 Maple Avenue, Suite 201
Red Bank, NJ 07701

**Re: Mansfield Township from John M. McDonnell, Chapter 7 Trustee for the
Estate of Charles James Corley and Michelle Rene Corley Chapter 7
Bankruptcy Case No. 13-35680 (KCF)
Sale of Property Located at 350 Mt. Bethel Road, Mansfield, New Jersey**

Dear Mr. Burne:

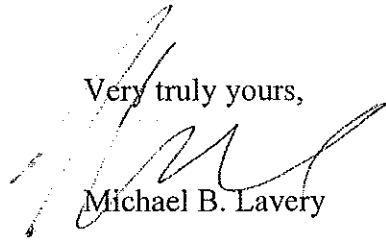
I am in receipt of your "Time of the Essence" letter in the above-captioned matter, which appears to be undated. I appreciate you setting forth a brief history of the Contract in this matter. However, I would point out that the Contract is contingent upon the Township receiving half of the acquisition funds from the County of Warren. As of today's date, the Township has not received those funds. A tentative closing date was scheduled for January 23, 2015, and I specifically advised you that we would make that a target date in order to get everybody moving forward towards a closing. You are correct in that we were not able to close because we had not received the survey yet. We are still awaiting the survey.

You advised that you send your "Time of the Essence" letter to avoid more prejudice to the Trustee. I fail to see how the Trustee has been prejudiced, since it was known from the onset of the Contract that it would be contingent upon receiving monies from the County of Warren. That process, unfortunately, takes time. Since the Contract was specifically conditioned on receipt of those funds, I do not believe that your "Time of the Essence" letter is of any force and effect. However, in the spirit of cooperation, we will make every effort to close on the date set forth in your letter, specifically February 27, 2015 at 1:00 p.m. at my office. I will keep you advised of our progress.

Matthew J. Burne, Esq.
February 3, 2015
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In the meantime, if you have any questions or require any further information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael B. Lavery", is written over the typed name. The signature is stylized with a large initial "M" and a long, sweeping horizontal stroke.

Michael B. Lavery

MBL/clp

cc: Honorable Michael Clancy, Mayor, Mansfield Township
Dena Hrebenak, Registered Municipal Clerk, Mansfield Township

Dena Hrebenak

From: Christina Foti [cfoti@lsaclaw.com]
Sent: Tuesday, February 24, 2015 12:37 PM
To: ctierney@co.warren.nj.us; cfo@washington-twp-warren.org; dhrebenak@mansfieldtownship-nj.gov
Subject: Mt. Bethel Road
Attachments: Mansfield-Mt. Bethel Road HUD (00458305).PDF; Isac wire instructions (00453976).DOC

Attached please find the HUD for your review. Below is the breakdown of what I need:

Warren County - \$22,500.00

Mansfield - \$25,567.50

I am also attaching our wire instructions. Please let me know if you have any questions. Thanks.

Chris

Christina L. Foti

PARALEGAL

LAVERY, SELVAGGI, ABROMITIS & COHEN, P.C.

1500 Route 517, Suite 300

Hackettstown, NJ 07840

(908) 852-2600

Fax: (908) 852-8225

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