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(Retired)

FILE NO. L22525M

September 29, 2020

Ms. Dawn Farrell, Secretary
Zoning Board of Adjustment
MONROE TOWNSHIP
125 Virginia Avenue
Williamstown, New Jersey 08094

RE: REDGIL, LLC
BLOCK 101, LOTS 2 AND 53, NOW LOT 2.01
APPROVAL EXTENSION

Dear Ms. Farrell:

My office represents Redgil, LLC respecting the "Petrongolo Project" that received site plan and other approvals for Block 101, Lots 2 and 53, now identified as the Project Lot 2.01 in Block 101.

Under Resolution #ZBA 29-2018 the Board did grant an extension of the use variance, site plan and other approvals through and including December 12, 2019, pursuant to Resolutions #14-32, 33, and Resolutions #16-23, 24, and 25, as well as #40, 41 and 54, reflecting that it was the first extension of one year under N.J.S.A. 40:55D-52, under which three (3) extensions are permitted.

Thereafter, under Resolution #38-2019, a second extension through December 12, 2020 was granted.

This correspondence seeks a Board agenda placement requesting a third extension commencing December 12, 2020, or thereafter per below.

The Board is all too well aware that, less than ninety (90) days following the grant of the last extension, the State all but "shut down" as a result of COVID 19.

The Permit Extension Act of 2020 (N.J.S.A. 40:55D-136) would currently provide State legislative extension of the Project (site plan and subsumed use and bulk variances) as the Project approvals were extant on March 9, 2020. The Act would extend the approval to, and even a few months beyond, the conclusion of the COVID 19 Executive Order.

Your applicant's concern is that the conclusion of the Executive Order does not mean the end of the current economic crisis and, thus, we ask the Board consider one of the two alternatives offered below to recognize the economy will not likely recover for months (if not years) following this Pandemic, and considering the size of the Project.

1. This Project exceeds 100 residential dwelling units which, under N.J.S.A. 40:55D-52(C) permits the Board to grant the extension rights for longer than the normal period, and for a period as the Board finds to be reasonable under the number of dwelling units involved, and the economic conditions, as well as the comprehensiveness of the Project.

In recognition of this site potentially comprising a third element of an existing multi-phase development, the 336 units here involved, and the horrific impact of the Pandemic on the economy, the applicant seeks a three

(3) year extension, commencing with the conclusion of the Executive Order tolling period as permitted under the Permit Extension Act of 2020.

2. Alternatively, and with concern as to the economic recovery, the extension request would be for one (1) year following the last date that the Permit Extension Act of 2020 tolls/extends the current approval.

In further support of this request, I note that under Council Resolution #R:172-2018, Monroe did establish this area, including these lots, as an area in need of redevelopment, identifying it as the Cross Keys Redevelopment Area. Such a determination gives foundation to the fact that Redgil has sought, without current effect, to market the site, but that the economic conditions of the past recession and the current Pandemic circumstances have not fully resolved in this geographic area, within which the Redevelopment Area was established, as well as the findings of the investigation reflecting this to be an area in need of redevelopment, and the comprehensiveness and size of the Project.

From our prior correspondence, I understand there is no formal application for this request, but that a letter will suffice and, further, that there is no application fee. If I am incorrect, please provide same and I will respond immediately.

We make this application at this time with request that it be considered now, but effective as of the expiration date of the prior approvals as extended.

Please advise the hearing date as we would like to attend.

Thank you for your attention to this request.

Very truly yours,

Dictated but not reviewed
and sent in my absence

Robert D. Mintz
For the Firm
RDM:ra
Encl.

cc: Mr. Jeff Petrongolo
Mr. John Petrongolo
Mr. Steve Jaffey
Richard Coe, Esq.