



HARTZ®

HARTZ MOUNTAIN INDUSTRIES, INC.

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September 6, 2017

Via Electronic and Regular Mail

Ryan J. Cooper, Esq.
600 Linden Place
Cranford, New Jersey 07016

Re: 750 Walnut Avenue, Cranford

Dear Mr. Cooper,

We are in receipt of your letter of August 30 with reference to Hartz Mountain's application for redevelopment designation of its property at 750 Walnut Avenue. While we disagree with several of the statements in your letter, we do not presently wish to address these or the pending litigation.

Instead, we draw your attention to a recent court order from Judge Toskos in Bergen County, in which he ruled that a developer need not produce information of the type the Township of Cranford has requested from Hartz Mountain including, by way of example, documents pertaining to demand for particular uses and the property owner's efforts to market the property for permitted uses. We enclose Judge Toskos' Order as well as the moving party's motion papers to provide context.

Nonetheless, while reserving our rights with respect to the Township's request for such information, we continue to be desirous of working cooperatively with the Township toward redevelopment of the property on terms beneficial to both Hartz and the public. In that spirit, we are providing the additional information you requested on behalf of the Township Committee.

Thus, we enclose the following:

- Updated fiscal impact report of Phillips Preiss & Grygiel LLC
- Miscellaneous documents illustrating Hartz Mountain's efforts to market and lease vacant space at the property

With respect to the request for information to support the notion that Hartz Mountain's proposed multi-family inclusionary project would be attractive to millennials, we presently have no reports or studies other than professional experience and anecdotal evidence. More to the

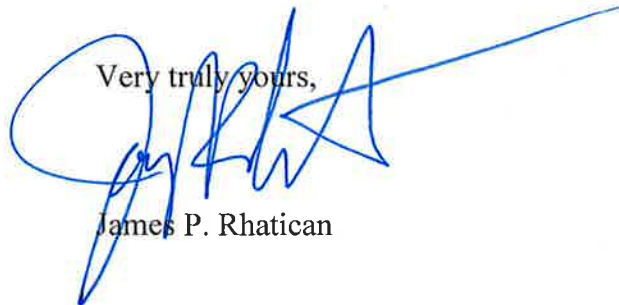
point, though, is the fact that three recent multi-family projects in Cranford indicate that at least 85% of households in similar projects have no children, and we expect that data and experience to carry over to the Hartz Mountain project as well. These households are comprised largely of millennials, empty-nesters and couples or single persons who have never had children. If the Township's consultants have contrary information, we invite them to share it with us.

Finally, we are somewhat surprised by your request for an explanation about the timing of the redevelopment hearing relative to the rezoning hearing. You were in the room at the May 30 meeting when the Mayor suggested that the rezoning hearing be adjourned so that the Township Committee's review of the redevelopment opportunity would not "step on the toes" of the Planning Board. The decision to proceed first with the redevelopment process was a joint decision with representatives of the Township in avoidance of a waste of the Planning Board's time and resources. We continue to believe that proceeding with the redevelopment process first is prudent for the reasons discussed at that meeting. More importantly, the proofs required to support a redevelopment designation pursuant to N.J.S.A. 40A:12A-5 are distinct from the proofs required by the Township's ordinance to support a rezoning, so proceeding first with a rezoning hearing will not fully inform the Township Committee's analysis on redevelopment.

We believe that the Township Committee has ample information available to refer the matter to the Planning Board for a full investigation and public hearings into the qualification of the property for a redevelopment designation, but we renew our offer to first meet with representatives of the Township to discuss a mutually beneficial redevelopment strategy.

Thank you.

Very truly yours,



James P. Rhatican

Enc.

Cc: Terence M. Wall (via email and regular mail) (w/ enc.)
Stephen Eisdorfer, Esq. (via email) (w/ enc.)



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**FISCAL IMPACTS OF THE PROPOSED
REZONING OF 750 WALNUT AVENUE
CRANFORD, NJ
SUMMARY OF KEY FINDINGS**

PREPARED BY PHILLIPS PREISS GRYGIEL LLC
AUGUST 2017

Overview

This memo summarizes the results of our revised fiscal impact analysis of the proposed rezoning of the 750 Walnut Avenue property in Cranford Township. This analysis incorporates new information that was unavailable at the time of our initial study in March 2017, including 2017 budget, tax rate and equalization ratio data. In addition, we obtained data from the Cranford Public School District on the number of public school children residing in three recent multifamily developments in Cranford.

Our analysis is based on the proposed phased build-out of the overall development program as summarized in Tables 1 and 2.

Table 1: Summary of Phased Development Program

		Unit Type	Number of Units
PHASE 1	MARKET RATE	1 BR	210
		2 BR	155
		Sub-Total	365
	AFF.	1 BR	14
		2 BR	40
		3 BR	14
		Sub-Total	68
	PHASE 1 TOTAL		433
	OFFICE-INDUSTRIAL		200,000 sq. ft.
PHASE 2	MARKET RATE	1 BR	170
		2 BR	231
		Sub-Total	401
	AFF.	1 BR	14
		2 BR	42
		3 BR	15
		Sub-Total	71
	PHASE 2 TOTAL		472
	TOTAL BUILD-OUT		905

Methodology

A fiscal impact analysis evaluates the revenues and costs generated by a proposed development in terms of the anticipated impacts on the budgetary finances of the municipality and the local school district. If new revenues exceed new costs, the development has a positive fiscal impact. On the other hand, the fiscal impact is negative if new costs exceed the new revenues generated by the project.

There are a number of methods for fiscal impact analysis. We have utilized an average cost analysis, also often called the “per capita multiplier method,” which attributes costs of new development according to the average cost per unit of existing services, multiplied by the number of units the development is estimated to create, based on multipliers derived from the Census and other similar sources. It assumes that current per capita service costs serve as a reasonable estimate of future per capita service costs. The estimates of the anticipated tax revenues as well as the per capita costs to serve the new residential, public school children and employee populations were developed in accordance with the methodology set forth in the *Development Impact Assessment Handbook*, by Burchell, Listokin, et al.

Value Assumptions

The anticipated market-rate and mandated affordable rents for each unit type are listed in Table 2.

Table 2: Monthly Rents for Residential Units

		Unit Type	Number of Units	Monthly Rent
PHASE 1	MARKET RATE	1 BR	198	\$2,374
		1 BR w/ den	12	\$2,690
		2 BR	155	\$2,840
		Sub-Total	365	
	AFF.	1 BR	14	\$899
		2 BR	40	\$1,060
		3 BR	14	\$1,240
		Sub-Total	68	
	PHASE 1 TOTAL		433	
PHASE 2	MARKET RATE	1 BR	154	\$2,374
		1 BR w/ den	16	\$2,690
		2 BR	231	\$2,840
		Sub-Total	401	
	AFF.	1 BR	14	\$899
		2 BR	42	\$1,060
		3 BR	15	\$1,240
		Sub-Total	71	
	PHASE 2 TOTAL		472	
	TOTAL BUILD-OUT		905	

The above values were used to estimate a gross market value for the residential components of the project.¹ In Phase 1, the total estimated market value of the residential component is approximately \$125,337,433. Based on Cranford's equalization ratio of 39.14%, the assessed value of the Phase 1 residential is approximately \$49,057,071.28. The approximately 200,000 square feet of industrial space that will be retained in Phase 1 has an assessed value of \$6,710,500. Thus, the total assessed value for Phase 1 is approximately \$56 million. The full build-out of the project (Phase 2) consists of 905 multifamily residential units. The total market value for the full build-out is \$266,174,610; the assessed value is \$104,180,742.35. The attached worksheets illustrate the annual revenues that would be generated by adding the proposed development to the tax rolls.

Cost Assumptions

The budgetary finances, tax base, resident and non-resident populations were researched for Cranford in order to estimate current per capita spending levels. For example, according to Cranford Township's adopted 2017 municipal budget, the total appropriations funded by local property taxes was \$24.14 million. The residential tax base represents approximately 89% of the total tax base. Thus, approximately \$21.55 million of the total budgetary appropriations raised by local taxes are allocated to provide services to the Township's resident population. Meanwhile, since non-residential uses constitute approximately 11% of the tax base, it is assumed that approximately \$2.29 million of the total appropriations are allocated to services which support the non-residential tax base. Those assumptions are based on what is known as the "proportional valuation" method which assumes that the allocation of municipal services is roughly proportional to the share of the total tax base represented by residential and non-residential uses in the community.²

Given the current population of 23,328, it is estimated that Cranford Township currently spends approximately \$924 per capita from its budgetary appropriations raised by property taxes (\$24.14 million).³ This represents the average per capita cost for residents. However, this average cost reflects many sunk costs that will not be impacted by the added renter population in Cranford. Examples include general government staffing, operations (e.g., the Planning Board budget) and street lighting. It is also true that compact multifamily residential developments generate lesser demands on municipal services than typical residential properties, because many services, such as on-site snow removal, road maintenance and sanitation, will be provided by the property owner. Therefore, it is appropriate to refine the average per capita cost to account for the marginal costs associated with the added population.

Based on a review of the 2017 adopted municipal budget, it is assumed that the project would generate impacts in the service categories of public safety, health and welfare, construction code, insurance, library and sewerage authority (as enumerated in the attached summary). The total budget appropriations for those service categories total approximately \$19.99 million of which 64% are supported by local property taxes. This

¹ Assumptions included a vacancy rate of 5%, operating costs of 35% of gross annual rents and a cap rate of 6%.

² The proportional valuation method is described in the Development Impact Assessment Handbook, by Burchell, Listokin, Dolphin, et al. (Urban Land Institute, 1994), p. 129.

³ Population estimate from American Community Survey (2011-2015).

translates to a local tax – supported appropriation of \$12.8 million. Therefore, based on the current Township population of 23,328, it is estimated that a more realistic per capita cost for the renter population residing in the proposed development is approximately \$549.⁴ Finally, the municipality’s service expenditures per employee are approximately \$162 based on the 14,102 total jobs in Cranford Township.⁵

The State of New Jersey’s Taxpayers’ Guide to Education Spending for 2017 indicates that the “total spending per pupil” for the Cranford Public School District is \$17,607. Of the total amount, 77.3% is supported by local property taxes. This translates to a local tax-supported per pupil cost of \$13,610. It must be emphasized that “total spending per pupil” factors all students for which the district is financially responsible. It includes all types of district spending, including transportation, pensions and social security costs, food services, special needs services, capital outlay budgeted in the general fund, debt service, etc. It is considered by the New Jersey Department of Education to be a “comprehensive representation of school district expenditures.”

Demographic Multipliers

Demographic multipliers developed by the Center for Urban Policy Research at Rutgers University in 2006 were utilized to estimate the total population that would reside in the proposed residential community. The Rutgers study provides per unit multipliers for various housing types for the entire state and three regions (i.e., North, Central and South). For this analysis, the North Region multipliers were used in lieu of the statewide set to estimate the total population generated by the project. The Rutgers Multipliers also include a specific set for affordable housing units, which we have applied to the affordable components for the purposes of calculating the total population.

In order to estimate the number of public school children that will be generated by the proposed development, data was obtained from the Cranford Public School District for three relatively recent multifamily developments in Cranford.

Public School Children in Existing Multifamily Developments

	Total Units	Affordable Units (set aside %)	Public School Children	Public School Children per Unit
Riverfront	127	19 (15%)	7	0.055
Woodmont	163	24 (15%)	35	0.215
Cranford Crossing	50	0	8	0.16

Source: Cranford Public School District, August 2017

Since the proposed development includes a 15% set aside for affordable units, the Riverfront and Woodmont projects were considered good comparables because both are inclusionary multifamily projects with the identical set-aside of affordable housing. Those two developments represent a multiplier of 0.144 public school children per unit. This is the multiplier that was utilized in our analysis to estimate the total number of public school children in the proposed development.

⁴ Population estimate from American Community Survey (2011-2015).

⁵ US Census Bureau, Center for Economic Studies, Longitudinal Employment Household Dynamics, 2013.

Comparable Projects Utilized to Generate PSC Multiplier

	Total Units	Affordable Units (set aside %)	Public School Children	Public School Children per Unit
Riverfront	127	19 (15%)	7	0.055
Woodmont	163	24 (15%)	35	0.215
TOTAL	290	43 (15%)	42	0.144

Source: Cranford Public School District, August 2017

Key Findings

The main conclusions of the analysis are shown in Table 3. In terms of total net annual revenues, the development is estimated to generate an annual net positive benefit of approximately \$1.3 million in Phase 1 and \$2.2 million at full build-out. The fiscal impact calculations for each phase are reflected in the attached worksheets. This analysis assumes that the project would be subject to conventional ad valorem taxation. If a redevelopment designation and long term tax abatement are pursued, the fiscal impact to the municipality would substantially increase to approximately \$3.34 million.⁶

Table 3: Summary of Fiscal Impact Analysis

	PHASE 1	FULL BUILD-OUT
Annual Net Benefit to Municipality	\$292,720	\$506,543
Annual Net Benefit to School District	\$1,025,509	\$1,722,839
Annual Net Benefit to Municipality and School District	\$1,318,229	\$2,229,382
Total Residential Population	831	1,846
Number of Public School Students	62	130

⁶ Based on a 95% capture of total tax revenues (per the Long-Term Tax Abatement statute) generated by the development at full build-out, minus the costs of serving the new residents and public school children.

FISCAL IMPACT ANALYSIS - PHASE 1

ANNUAL NET FISCAL IMPACT ON
MUNICIPALITY AND REGIONAL SCHOOL
DISTRICT **\$1,318,229**

UNIT MIX- PHASE 1

Market Rate

1 BR Multifamily	210
2 BR Multifamily	155
SUB-TOTAL	365

Affordable

1 BR Multifamily	14
2 BR Multifamily	40
3 BR Multifamily	14
SUB-TOTAL	68
TOTAL UNITS	433

TOTAL POP

Unit Type	Multiplier	# of Units	Pop
MARKET-RATE			
1 BR Multifamily	1.597	210	335.37
2 BR Multifamily	1.996	155	309.38
		SUB-TOTAL	644.75
AFFORDABLE			
1 BR Multifamily	1.61	14	22.54
2 BR Multifamily	2.76	40	110.40
3 BR Multifamily	3.82	14	53.48
		SUB-TOTAL	186.42
		TOTAL POPULATION	831.17
		ROUNDED	831.00

TOTAL PUBLIC SCHOOL CHILDREN

Unit Type	Multiplier	# of Units	Pop
MARKET-RATE			
1 BR Multifamily	0.144	210	30.24
2 BR Multifamily	0.144	155	22.32
		SUB-TOTAL	62.56
AFFORDABLE			
1 BR Multifamily	0.144	14	2.02
2 BR Multifamily	0.144	40	5.76
3 BR Multifamily	0.144	14	2.02
		SUB-TOTAL	9.79
		TOTAL PSC	62.35
		ROUNDED	62.00

ASSESSED VALUE

Total Market Value	Equalization Ratio	Assessed Value
\$125,337,433	39.14%	\$49,057,071.28
		Phase 1 Industrial
		\$6,710,500.00
		Total Assessed Value
		\$55,767,571.28

TAX REVENUES

Source	Rate	Total Assessed Value	Annual Tax Revenues
School District	3.352	\$55,767,571.28	\$1,869,328.99
Municipality	1.459	\$55,767,571.28	\$813,648.86
County	1.371	\$55,767,571.28	\$764,573.40
Total	6.182	\$55,767,571.28	\$3,447,551.26

COSTS

Annual Municipal Expenditure Per Resident	Number of Residents	Annual Municipal Costs for Project Residents
\$549	831	\$456,219
Annual School Expenditure Per Student	Number of Students	Annual School Costs
\$13,610	62	\$843,820.00
Annual Municipal Expenditure Per Employee	Number of Employees	Annual Municipal Costs for Project Employees
\$162	399	\$64,710

TOTAL COSTS \$1,364,749

NET FISCAL IMPACT

	Annual Tax Revenues Generated	Annual Costs	Net Fiscal Impact
Municipality	\$813,648.86	\$520,928.82	\$292,720.04
School District	\$1,869,328.99	\$843,820.00	\$1,025,508.99
TOTAL			\$1,318,229.03

FISCAL IMPACT ANALYSIS - TOTAL BUILD-OUT (PHASE 1 + PHASE 2)

ANNUAL NET FISCAL IMPACT ON
MUNICIPALITY AND REGIONAL SCHOOL
DISTRICT

\$2,229,382

UNIT MIX- PHASE 1
Market Rate

1 BR Multifamily	380
2 BR Multifamily	386
SUB-TOTAL	766

Affordable

1 BR Multifamily	28
2 BR Multifamily	82
3 BR Multifamily	29
SUB-TOTAL	139
TOTAL UNITS	905

TOTAL POP

<u>Unit Type</u>	<u>Multiplier</u>	<u># of Units</u>	<u>Pop</u>
<u>MARKET-RATE</u>			
1 BR Multifamily	1.555	380	590.90
2 BR Multifamily	2.262	386	873.13
		SUB-TOTAL	1464.03
<u>AFFORDABLE</u>			
1 BR Multifamily	1.61	28	45.08
2 BR Multifamily	2.76	82	226.32
3 BR Multifamily	3.82	29	110.78
		SUB-TOTAL	382.18
		TOTAL POPULATION	1846.21
		ROUNDED	1846.00

TOTAL PUBLIC SCHOOL CHILDREN

<u>Unit Type</u>	<u>Multiplier</u>	<u># of Units</u>	<u>Pop</u>
<u>MARKET-RATE</u>			
1 BR Multifamily	0.144	380	54.72
2 BR Multifamily	0.144	386	55.58
		SUB-TOTAL	110.30
<u>AFFORDABLE</u>			
1 BR Multifamily	0.144	28	4.03
2 BR Multifamily	0.144	82	11.81
3 BR Multifamily	0.144	29	4.18
		SUB-TOTAL	20.02
		TOTAL PSC	130.32
		ROUNDED	130.00

ASSESSED VALUE

<u>Total Market Value</u>	<u>Equalization Ratio</u>	<u>Assessed Value</u>
\$266,174,610	39.14%	\$104,180,742.35

TAX REVENUES

<u>Source</u>	<u>Rate</u>	<u>Total Assessed Value</u>	<u>Annual Tax Revenues</u>
School District	3.352	\$104,180,742.35	\$3,492,138.48
Municipality	1.459	\$104,180,742.35	\$1,519,997.03
County	1.371	\$104,180,742.35	\$1,428,317.98
Total	6.182	\$104,180,742.35	\$6,440,453.49

COSTS

<u>Annual Municipal Expenditure Per Resident</u>	<u>Number of Residents</u>	<u>Annual Municipal Costs for Project Residents</u>
\$549	1,846	\$1,013,454
<u>Annual School Expenditure Per Student</u>	<u>Number of Students</u>	<u>Annual School Costs</u>
\$13,610	130	\$1,769,300.00

<u>Annual Municipal Expenditure Per Employee</u>	<u>Number of Employees</u>	<u>Annual Municipal Costs for Project Employees</u>
\$162	0	\$0

TOTAL COSTS \$2,782,754

NET FISCAL IMPACT

	<u>Annual Tax Revenues Generated</u>	<u>Annual Costs</u>	<u>Net Fiscal Impact</u>
Municipality	\$1,519,997.03	\$1,013,454.00	\$506,543.03
School District	\$3,492,138.48	\$1,769,300.00	\$1,722,838.48
TOTAL			\$2,229,381.51

2017 Adopted Budget - Municipal Service Categories Impacted by Proposed Development

Public safety: \$10,180,483

Health & welfare: \$943,295

Construction code: \$627,053

Insurance: \$5,209,243

Library: \$1,411,372

Sewerage Authority: \$1,626,631

TOTAL: \$19,998,077

750 Walnut Avenue, Cranford, NJ

Date Posted

<u>Website:</u>	3/24/2016
<u>CoStar:</u>	3/24/2016
<u>LoopNet:</u>	3/24/2016

<u>Email Blast:</u>	<u>Date</u>	<u># of Brokers</u>
	3/29/2016	545
	4/19/2016	543
	4/27/2016	543
	5/5/2016	544
	5/17/2016	544
	6/22/2016	535
	7/12/2016	535
	8/24/2016	532
	9/15/2016	530
	10/20/2016	529
	11/10/2016	529
	12/7/2017	536
	1/11/2017	533
	1/23/2017	534
	2/23/2017	531
	3/23/2017	528
	4/25/2017	527
	6/28/2017	520

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750 Walnut Avenue, Cranford, New Jersey

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CURRENT AVAILABILITIES

Address	Sq. Ft.	Floor Plan
750 Walnut Avenue	28,554 - 276,728	View

BUILDING PROFILE

Total Square Feet: 276,728

Stories: Varies 1 - 2

Transportation:

This centrally located office space is only 8 miles from Newark Liberty International Airport and close to major highways including the NJ Turnpike, I-78, and the Garden State Parkway.

Property Info

Rental: Upon Request

Term: Upon Request

Location & Directions



Comments:

It is attractively situated in a neighborhood of golf courses and tree-lined suburbia.

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New York Office: The Hartz Group, Inc. - 667 Madison Avenue - New York, NY 10021 **Phone:** 212-308-3336 **Fax:** 212-838-8845

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750 Walnut Ave - Labcorp Facility

Cranford Twp
Cranford, NJ 07016 - Central Union Ind Submarket
276,728 SF Available for lease
602,054 SF Class B Industrial Warehouse Building Built in 1967

Building

Type	3 Star Industrial Warehouse		
RBA	602,054 SF	Year Built	1967
Stories	2	Tenancy	Multi
Typical Floor	413,573 SF	Owner Occup	No
Class	B		
Docks	8 ext	Ceiling Ht	22'
Cross Docks	None	Columns	30'w x 35'd
Levelators	None	Elevators	None
Construction	Masonry	Sprinklers	Wet
Truck Wells	None	Rail Spots	None
		Cranes	None

Property Mix Office 220,000 SF 36.5%

Utilities Gas, Heating, Lighting, Sewer, Water

Parking 200 Covered Spaces are available; 881 free Surface Spaces are available;
Ratio of 4.00/1,000 SF

Taxes \$1.92/SF (2016-Est); \$1.85/SF (2013)

Walk Score® Car-Dependent (43)
Transit Score® Some Transit (25)

Land

Land Acres	30.50 AC	Land SF	1,328,580 SF
Bldg FAR	0.45		
Zoning	Ind		
Parcel	03-00541-0000-00002-0000-C01, 03-00541-0000-00002-0000-C02, 03-00541-0000-00002-0000-C03, 03-00541-0000-00002-0000-C04, 03-00541-0000-00002-0000-C05, 03-00541-0000-00002-0000-C06, 03-00541-0000-00002-0000-C07		

For Lease

Smallest Space	28,554 SF	Office Avail	276,728 SF
Max Contiguous	276,728 SF		
# of Spaces	1		
Vacant	276,728 SF		
% Leased	54.0%		
Asking Rent	Withheld		
CAM	None		

Space

Floor	SF Available	Use	Rent
P 1st	28,554 - 276,728 SF	Office	Withheld

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Nov 2011	3,754 SF	Office	\$15.00/TE	Asking
Mar 2009	7,044 SF	Office	\$14.29/TE	Effective
Feb 2009	40,044 SF	Industrial	-	-
Dec 2007	17,036 SF	Office	-	-
Oct 2006	70,000 SF	Office	-	-
6 Other Lease Comps				

Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	46.0%	↔ 0.0%
Submarket 2-4 Star	5.7%	↓ 1.0%
Market Overall	5.0%	↓ 0.3%
Asking Rents Per SF		
Submarket 2-4 Star	\$6.24	↑ 13.3%
Market Overall	\$6.87	↑ 8.3%

Submarket Leasing Activity

12 Mo. Leased SF	52,801	↑ 83.1%
Months on Market	9.7	↓ 1.0 mo

Submarket Sales Activity

12 Mo. Sales Volume (Mil.)	Current \$25.3	Prev Year \$20.7
12 Mo. Price Per SF	\$80	\$72

Tenants

Name	SF Occupied
Jagro Customs Brokers and International Freight Fo	7,044 SF
Jagro Custom Brokers	500 SF
Accent Trucking	-
C B R E	-
Cranford Dacor Repair	-
2 Other Tenants	-

Features

Bio-Tech/ Lab Space

Building Notes

This centrally located office space is only 8 miles from Newark Liberty International Airport and close to major highways including the NJ Turnpike, I-78, and the Garden State Parkway. It is attractively situated in a neighborhood of golf courses and tree-lined suburbia.

Public Transportation

Commuter Rail	Drive	Distance
Cranford Commuter Rail (Raritan Valley Line)	3 min	1.3 mi
Garwood Commuter Rail (Raritan Valley Line)	7 min	2.5 mi

Airport

Newark Liberty International Airport	16 min	13.2 mi
La Guardia Airport	48 min	34.0 mi
John F. Kennedy International Airport	53 min	37.0 mi

Property Contacts

True Owner	Hartz Mountain Industries, Inc.
Recorded Owner	Hartz Mountain Industries, Inc.
Owner Type	Developer/Owner-NTL
Developer	Hartz Mountain Industries, Inc.
Property Manager	Hartz Mountain Industries, Inc.
Primary Leasing	Hartz Mountain Industries, Inc.

Documents

Property
Marketing 6.7.2016

Assessment

2017 Assessment	
Improvements	\$7,260,500
Land	\$12,103,800
Total Value	\$19,364,300
	\$12.06/SF
	\$9.11/SF
	\$14.58/SF

Demographics

	1 Mi	3 Mi
Population	14,388	165,775
Households	5,508	61,861
Average Age	40.70	39.70
Median HH Income	\$105,317	\$87,037
Daytime Employees	7,383	69,820
Population Growth '17-'22	↑ 3.4%	↑ 3.2%
Household Growth '17-'22	↑ 3.3%	↑ 3.1%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Walnut Ave	Mitchell Pl S	13,943	2016	0.12 mi
Walnut Ave	Raritan Rd S	14,219	2015	0.25 mi
Raritan Rd	Walnut Ave SW	16,279	2011	0.28 mi
Raritan Rd	Walnut Ave NE	23,166	2016	0.29 mi
Raritan Rd	Walnut Ave NE	14,809	2012	0.34 mi

Made with TrafficMatrix® Products

Location

Zip	07016
Submarket	Central Union Ind
Submarket Cluster	Union Ind
Market	Northern New Jersey
County	Union
State	New Jersey
CBSA	Newark, NJ-PA
DMA	New York, NY-NJ-PA-CT

Property ID: 175689

Building Images



Primary Photo



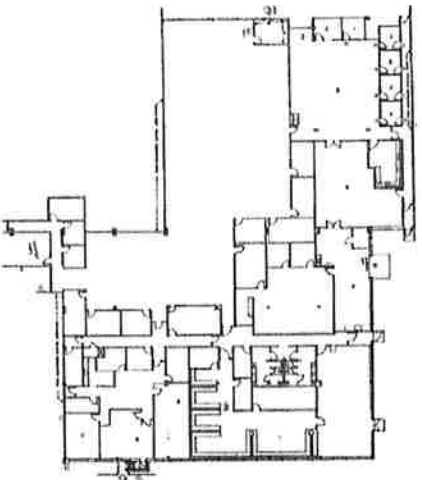
Typical Floor Plan



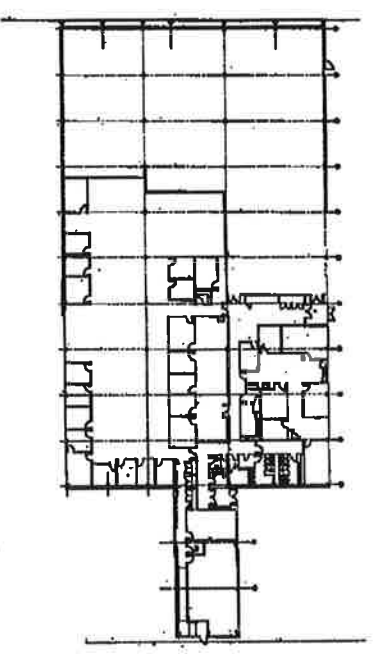
Building Photo



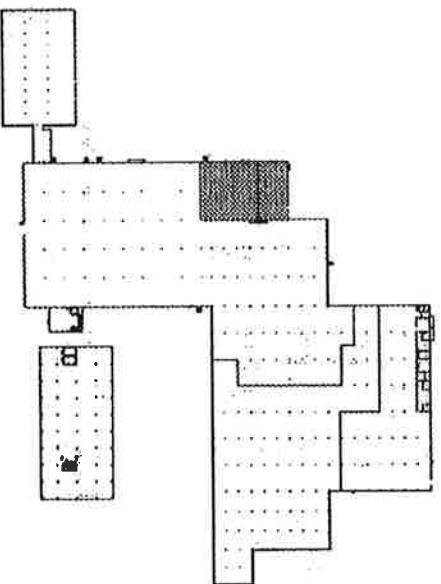
Building Photo



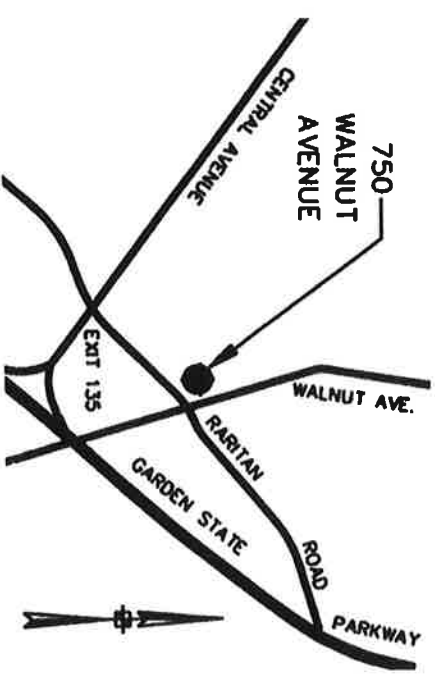
Floor Plan 1st Floor Space



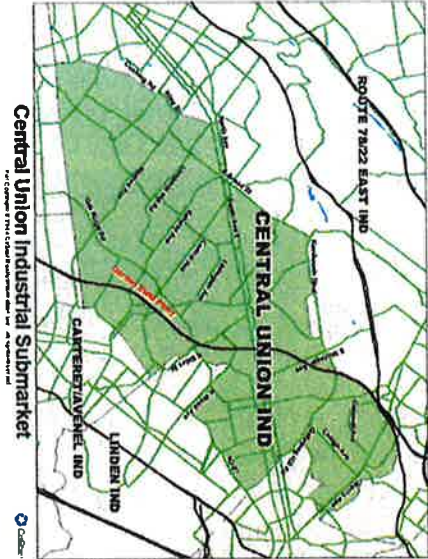
First Floor Annex Plan



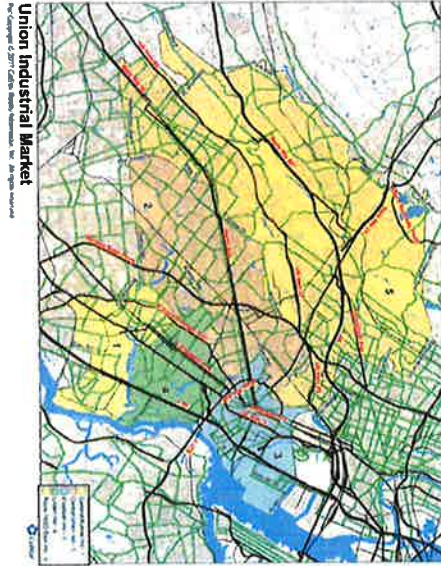
Typical Floor Plan



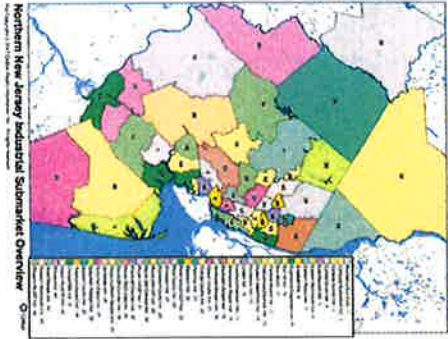
Site Plan



Central Union Industrial Submarket Map



Union Industrial Market Map



Northern New Jersey Industrial Submarket O...



Northern New Jersey Industrial Market Overi...

750 Walnut Ave - Labcorp Facility

Cranford Twp
Cranford, NJ 07016 - Central Union Ind Submarket
276,728 SF Available for lease
602,054 SF Class B Industrial Warehouse Building Built in 1967

Meets Criteria (1)

All Spaces (1)

Floor	Info/Docs	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Listing Company
<input type="checkbox"/> P 1st		Office	Relet	28,554 - 276,728	276,728	276,728	Withheld	Vacant	Hartz Mountain Industries

[Remove Selected](#) [Remove Unselected](#)**Lease Comps**

4 Lease Comps

Timeframe 10 Years 

Sign Date	Floor	SF Leased	Rent	Services	Rent Type	Use	Lease Type	Tenant
Feb 2009	BSMT	40,044				Industrial	Direct	
Dec 2007	Unkwn	17,036				Office	Direct	
Mar 2009	1st	7,044	\$14.29 TE		Effective	Office	Sublease	Jagro Customs Brokers and International Freight
Nov 2011	1st	3,754	\$15.00 TE		Asking	Office	Sublease	

Property ID: 175689

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750 Walnut Avenue

Cranford, NJ 07016 · 276,728 SF · Office For Lease

Negotiable



Office Property For Lease

Rental Rate	Negotiable	Property Type	Office
Total Space Available	276,728 SF	Property Sub-type	Office Building
Min. Divisible	28,554 SF	Building Size	100,000 SF
Find out more			
Listing ID: 15540163	Date Created: 01/30/2018	Last Updated: 07/13/2017	15540163 is not a valid listing ID.

1 Space Available

Display Rental Rate as

[Entered](#)

Space 1			
Rental Rate	Negotiable	Space Type	Office Building
Space Available	276,728 SF	Date Available	Jul 2017
Min. Divisible	28,554 SF		

Description
This centrally located office space is only 8 miles from Newark Liberty International Airport and close to major highways including the NJ Turnpike, I-78, and the Garden State Parkway. It is attractively situated in a neighborhood of golf courses and tree-lined suburbia.

Attachments

 [Flyer](#)

 [Hartz Mountain Real Estate site](#)

Research

750 Walnut Avenue, Cranford, NJ 07016 (Union County)



[Property Record Data](#) - Historical Listings, current tax, mortgage, owners & tenant info for this property

[Cranford Market Trends](#) - Asking price index trends, sale price trends, asking rent trends

[Demographics](#) Review demographics in this neighborhood

Contact Listing Broker

Presented by Hartz Mountain Industries Inc.



Ernie Christoph
Secaucus, NJ - 201-272-5201
[View Profile >](#)

Charlie Reese
Secaucus, NJ - 201-272-5202
[View Profile >](#)

Richard Vanderbeck
Vice President Sales/Leasing
Secaucus, NJ - 201-272-5223
[View Profile >](#)

Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Tuesday, March 29, 2016 10:45 AM
To: Jerkovich, Rosemary
Subject: NEW TO THE MARKET | 750 Walnut Drive, Cranford, NJ | Office Space Available

If you can't see the image below, please go to
<http://flyers.hartzmountain.com/GetNotificationMailer.aspx?notificationid=1992111>

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750 Walnut Drive
Cranford, New Jersey

OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF

CLICK HERE FOR BROCHURE

This centrally located office space is only 8 miles from Newark Liberty International Airport and close to major highways including the NJ Turnpike, I-78, and the Garden State Parkway. It is attractively situated in a neighborhood of golf courses and tree-lined suburbia.



WholeFoods Retail Complex 750 Walnut Drive Hyatt Hill Golf Complex

For further information or to schedule an inspection contact:

Ernie Christoph • 201-272-5201 ernie.christoph@hartzmountain.com	Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com	Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com
--	--	--

Hartz Mountain Industries, Inc., Leasing Dept., 400 Plaza Drive, Secaucus, NJ 07094-1515 • 201-346-1200 • hartzmountain.com



Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Tuesday, April 19, 2016 9:30 AM
To: Jerkovich, Rosemary
Subject: NEW TO THE MARKET | 750 Walnut Drive, Cranford, NJ | Office Space Available

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750 Walnut Drive
Cranford, New Jersey


This centrally located office space is only 8 miles from Newark Liberty International Airport and close to major highways including the NJ Turnpike, I-78, and the Garden State Parkway. It is attractively situated in a neighborhood of golf courses and tree-lined suburbia.

OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF

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Whole Foods Retail Complex 750 Walnut Drive Hyatt Hill Golf Complex

For further information or to schedule an inspection contact:

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--	--	--

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Wednesday, April 27, 2016 11:29 AM
To: Jerkovich, Rosemary
Subject: NEW TO THE MARKET | 750 Walnut Drive, Cranford, NJ | Office Space Available

If you can't see the image below, please go to
<http://flyers.hartzmountain.com/GetNotificationMailer.aspx?notificationid=2051052>


750 Walnut Drive
Cranford, New Jersey

OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF

CLICK HERE FOR BROCHURE

This centrally located office space is only 8 miles from Newark Liberty International Airport and close to major highways including the NJ Turnpike, I-78, and the Garden State Parkway. It is attractively situated in a neighborhood of golf courses and tree-lined suburbia.




WholeFoods Retail Complex **750 Walnut Drive** **Hyatt Hill Golf Complex**

For further information or to schedule an inspection contact:

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Thursday, May 05, 2016 8:54 AM
To: Jerkovich, Rosemary
Subject: NEW TO THE MARKET | 750 Walnut Drive, Cranford, NJ | Office Space Available

If you can't see the image below, please go to
<http://flyers.hartzmountain.com/GetNotificationMailer.aspx?notificationid=2063491>

750 Walnut Drive
Cranford, New Jersey

OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF

CLICK HERE FOR BROCHURE

This centrally located office space is only 8 miles from Newark Liberty International Airport and close to major highways including the NJ Turnpike, I-78, and the Garden State Parkway. It is attractively situated in a neighborhood of golf courses and tree-lined suburbia.




WholeFoods Retail Complex **750 Walnut Drive** **Hyatt Hill Golf Complex**

For further information or to schedule an inspection contact:

Ernie Christoph • 201-272-5201 Charlie Reese • 201-272-5202 Rick Vanderbeck • 201-272-5223
ernie.christoph@hartzmountain.com charlie.reese@hartzmountain.com rick.vanderbeck@hartzmountain.com

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Tuesday, May 17, 2016 10:17 AM
To: Jerkovich, Rosemary
Subject: NEW TO THE MARKET | 750 Walnut Drive, Cranford, NJ | Office Space Available

If you can't see the image below, please go to
<http://flyers.hartzmountain.com/GetNotificationMailer.aspx?notificationid=2084965>


750 Walnut Drive
Cranford, New Jersey

OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF

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This centrally located office space is only 8 miles from Newark Liberty International Airport and close to major highways including the NJ Turnpike, I-78, and the Garden State Parkway. It is attractively situated in a neighborhood of golf courses and tree-lined suburbia.



Whole Foods
Retail Complex


750 Walnut Drive

Hyatt Hill Golf Complex

For further information or to schedule an inspection contact:

Ernie Christoph • 201-272-5201 ernie.christoph@hartzmountain.com	Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com	Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com
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 **HARTZ**

Jerkovich, Rosemary


From: LeasingDept@HartzMountain.com
Sent: Wednesday, June 22, 2016 11:17 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available


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750 Walnut Avenue
Cranford, New Jersey

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OFFICE SUITES AVAILABLE
276,728 SF • DIVISIBLE TO 28,554 SF





WholeFoods Retail Complex
750 Walnut Avenue
Flynn Hills Golf Complex

For further information or to schedule a site inspection contact:

Ernie Christoph • 201-272-5201 ernie.christoph@hartzmountain.com	Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com	Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com
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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Tuesday, July 12, 2016 10:30 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
Cranford, New Jersey


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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF






Whole Foods Retail Complex 750 Walnut Avenue Hyatt Hills Golf Complex

For further information or to schedule an inspection contact:

Ernie Christoph • 201-272-5201 ernie.christoph@hartzmountain.com	Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com	Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com
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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Wednesday, August 24, 2016 10:54 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF






Whole Foods Retail Complex **750 Walnut Avenue** **Hyatt Hills Golf Complex**

For further information or to schedule an inspection contact:

Ernie Christoph • 201-272-5201 ernie.christoph@hartzmountain.com	Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com	Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com
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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Thursday, September 15, 2016 10:25 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF






Whole Foods Retail Complex 750 Walnut Avenue Hyatt Hills Golf Complex

For further information or to schedule an inspection contact:

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--	--	--

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Thursday, October 20, 2016 11:00 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
Cranford, New Jersey


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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF





Whole Foods Retail Complex


750 Walnut Avenue

Hyatt Hills Golf Complex

For further information or to schedule an inspection contact:

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Thursday, November 10, 2016 8:52 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
Cranford, New Jersey


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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF






WholeFoods Retail Complex 750 Walnut Avenue Hyatt Hills Golf Complex

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Wednesday, December 07, 2016 10:43 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF





WholeFoods Retail Complex

750 Walnut Avenue


Hyatt Hills Golf Complex

1646

For further information or to schedule an inspection contact:

Ernie Christoph • 201-272-5201 ernie.christoph@hartzmountain.com	Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com	Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com
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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Wednesday, January 11, 2017 10:06 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
Cranford, New Jersey


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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF





WholeFoods Retail Complex

750 Walnut Avenue

Hyatt Hills Golf Complex

For further information or to schedule an inspection contact:

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Hartz Mountain Industries, Inc., Leasing Dept., 400 Plaza Drive, Secaucus, NJ 07094-1515 • 201.348.1200 • hartzmountain.com



Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Monday, January 23, 2017 10:59 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
Cranford, New Jersey


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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF





WholeFoods Retail Complex

750 Walnut Avenue

Hyatt Hills Golf Complex


For further information or to schedule an inspection contact:

Ernie Christoph • 201-272-5201
ernie.christoph@hartzmountain.com

Charlie Reese • 201-272-5202
charlie.reese@hartzmountain.com

Rick Vanderbeck • 201-272-5223
rick.vanderbeck@hartzmountain.com

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Thursday, February 23, 2017 9:14 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
Cranford, New Jersey

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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF






Whole Foods Retail Complex **750 Walnut Avenue** **Hyatt Hills Golf Complex**

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---	---	---

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Thursday, March 23, 2017 8:43 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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750 Walnut Avenue
Cranford, New Jersey


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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF






WholeFoods Retail Complex **750 Walnut Avenue** **Hyatt Hills Golf Complex**

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 **HARTZ**

Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Tuesday, April 25, 2017 9:22 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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Cranford, New Jersey


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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF






WholeFoods Retail Complex 750 Walnut Avenue Hyatt Hills Golf Complex

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Jerkovich, Rosemary

From: LeasingDept@HartzMountain.com
Sent: Wednesday, June 28, 2017 9:27 AM
To: Jerkovich, Rosemary
Subject: 750 Walnut Avenue, Cranford, NJ | Office Space Available

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<http://flyers.hartzmountain.com/GetNotificationMailer.aspx?notificationid=2450988>

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Cranford, New Jersey

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OFFICE SUITES AVAILABLE

276,728 SF • DIVISIBLE TO 28,554 SF





Whole Foods Retail Complex **750 Walnut Avenue** **Hyatt Hills Golf Complex**

For further information or to schedule an inspection contact:

Ernie Christoph • 201-272-5201 ernie.christoph@hartzmountain.com	Charlie Reese • 201-272-5202 charlie.reese@hartzmountain.com	Rick Vanderbeck • 201-272-5223 rick.vanderbeck@hartzmountain.com
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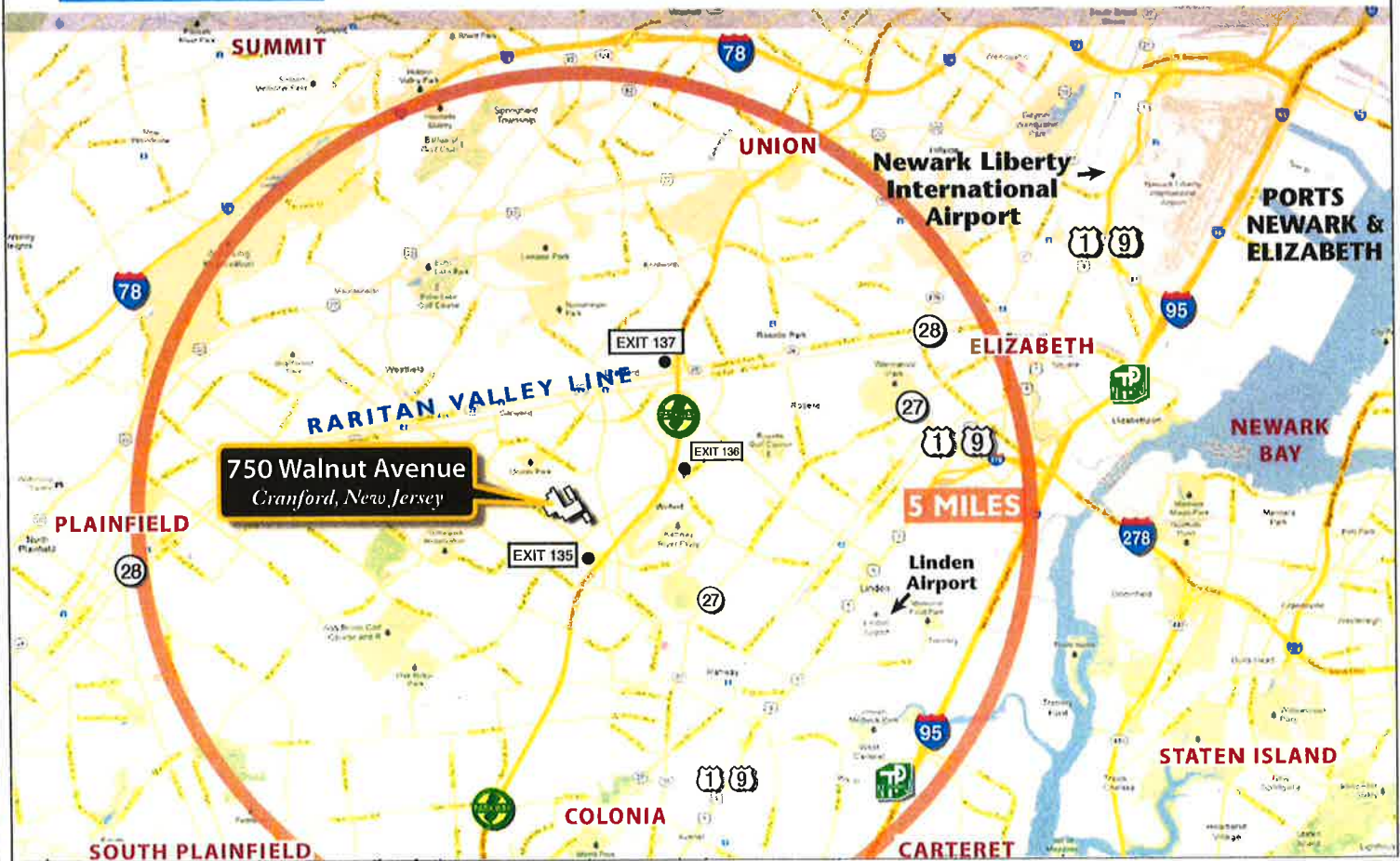
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2-STORY OFFICE

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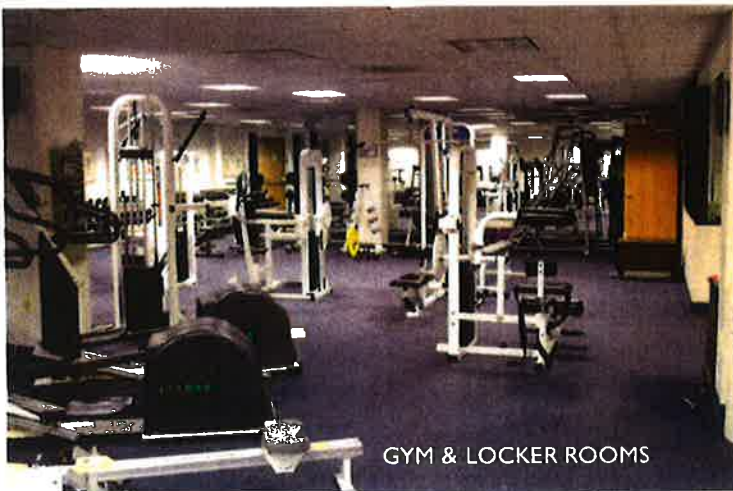
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REYNOLDS LAW GROUP LLC
94 South Finley Avenue
Basking Ridge, NJ 07920
(908) 367-9060
Scott E. Reynolds (Attorney ID #026621999)

FILED

SEP 01 2017

**MENELAOS W. TOSKOS
J.S.C.**

Attorneys for plaintiff,
Borough of Park Ridge

IN THE MATTER OF THE APPLICATION
OF THE BOROUGH OF PARK RIDGE, A
Municipal Corporation of the State of New
Jersey,

Plaintiff/Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: BERGEN COUNTY
DOCKET NO.: L-6030-15

CIVIL ACTION

MOUNT LAUREL

**ORDER DENYING MOTION TO
OBTAIN DISCOVERY FROM
DEFENDANT-INTERVENER
HORNROCK PROPERTIES, MPR, LLC**

THIS MATTER having been opened to the Court by plaintiff, Borough of Park Ridge ("Borough" or "Park Ridge"), by way of Motion (the "Motion") to Obtain Discovery from Defendant-Intervener, Hornrock Properties, MPR, LLC ("Hornrock"), on notice to all counsel of record in this proceeding; and the Court having considered the moving papers and any opposition submitted thereto, and for good cause having been shown; and for the reasons set forth on the record,

IT IS ON THIS 1 day of September, 2017,

ORDERED that the Motion be and hereby is denied and it is further

ORDERED that a copy of this Order shall be served on all counsel of record in this proceeding within 7 days of the date of this Order.



Menelaos W. Toskos, J.S.C.

Opposed: X

Unopposed: _____

R | L | G
Reynolds Law Group

Scott E. Reynolds
Member
sreynolds@reynolds-lawgroup.com
Direct:
t: 908.367.9060
f: 908.367.9062

August 1, 2017

VIA FEDERAL EXPRESS

Clerk, Civil Division
Superior Court of New Jersey
Justice Center, Room 115
10 Main Street
Hackensack, New Jersey 07601

Re: *In The Matter of The Application of the Borough of Park Ridge, A Municipal Corporation of the State of New Jersey*
Docket No. BER-L-6030-15

Dear Sir/Madam:

This firm represents plaintiff, Borough of Park Ridge ("Borough" or "Park Ridge") in the above-referenced matter. On behalf of the Borough, enclosed for filing please find an original and two copies of the following:

1. Notice of Motion to Obtain Discovery from Defendant-Intervener, Hornrock Properties, MPR, LLC and Certification of Service;
2. Letter Brief In Support of Motion to Obtain Discovery from Defendant-Intervener, Hornrock Properties, MPR, LLC;
3. Certification of Scott E. Reynolds In Support of Motion to Obtain Discovery from Defendant-Intervener, Hornrock Properties, MPR, LLC; and
4. Proposed form of Order Granting Motion to Obtain Discovery from Defendant-Intervener, Hornrock Properties, MPR, LLC.

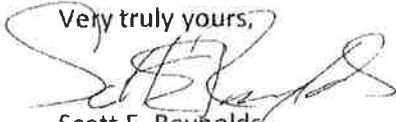
Kindly file the originals and return a copy of each document stamped "filed" to this office in the self-addressed, postage paid envelope enclosed herewith. Also, enclosed herewith is a check in the amount of \$50.00 for the filing fee associated with the aforementioned motion.

Main Office:
94 South Finley Avenue
Basking Ridge, New Jersey 07920

New York Office:
21 Rock Ridge Drive, Suite A
Rye Brook, New York 10573

Page 2
August 1, 2017
Clerk, Civil Division

Very truly yours,



Scott E. Reyholds

SER/me

Encls.

cc: Honorable Menelaos W. Toskos, J.S.C. (w/ encls. via Federal Express)
Brett E. Tanzman, Esq. (w/ encls. via e-mail and Federal Express)
Richard J. Hoff, Jr., Esq. (w/ encls. via e-mail and Federal Express)
Joshua Bauers, Esq. (w/ encls. via e-mail and Federal Express)
Ronald Shimanowitz, Esq. (w/ encls. via e-mail and Federal Express)
Francis J. Banisch, III, PP, AICP (w/ encls. via e-mail only)
Kevin D. Walsh, Esq. (w/ encls. via e-mail only)

REYNOLDS LAW GROUP LLC
94 South Finley Avenue
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(908) 367-9060
Scott E. Reynolds (Attorney ID # 026621999)

Attorneys for plaintiff,
Borough of Park Ridge

IN THE MATTER OF THE APPLICATION
OF THE BOROUGH OF PARK RIDGE, A
Municipal Corporation of the State of New
Jersey,

Plaintiff/Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: BERGEN COUNTY
DOCKET NO.: L-6030-15

CIVIL ACTION

MOUNT LAUREL

**NOTICE OF MOTION TO OBTAIN
DISCOVERY FROM DEFENDANT-
INTERVENER, HORNROCK
PROPERTIES, MPR, LLC**

TO: All Counsel/Parties per Attached Service List

PLEASE TAKE NOTICE that on Friday, August 18, 2017, at 9:00 a.m., or as soon thereafter as counsel may be heard, Reynolds Law Group LLC, attorneys for plaintiff, Borough of Park Ridge ("Borough" or "Park Ridge"), shall move before the Honorable Menelaos W. Toskos, J.S.C. at the Bergen County Courthouse, 10 Main Street, 4th Floor, Hackensack, New Jersey 07601, for an Order Granting Park Ridge's Motion ("Motion") to Obtain Discovery from Defendant-Intervener, Hornrock Properties, MPR, LLC ("Hornrock").

PLEASE TAKE FURTHER NOTICE that, in support of this Motion, the undersigned will rely on the accompanying Certification of Scott E. Reynolds, dated August 1, 2017, and letter brief in support of this Motion.

PLEASE TAKE FURTHER NOTICE that pursuant to R. 1:6-2, the undersigned requests oral argument.

PLEASE TAKE FURTHER NOTICE that a proposed form of Order has been attached

herewith in accordance with R. 1:6-2.

REYNOLDS LAW GROUP LLC
Attorneys for plaintiff,
Borough of Park Ridge

By: 

SCOTT E. REYNOLDS

Dated: August 1, 2017

CERTIFICATION OF SERVICE

I, SCOTT E. REYNOLDS, do hereby certify as follows:

1. I am an attorney-at-law of the State of New Jersey and a member of Reynolds Law Group LLC, attorneys for plaintiff, Borough of Park Ridge ("Borough" or "Park Ridge").

2. On August 1, 2017, I caused to be filed with the Clerk, Superior Court of New Jersey, Bergen County Justice Center, 10 Main Street, Hackensack, New Jersey 07601, via overnight courier, an original and two (2) copies of the following:

- a. Notice of Motion (the "Motion") to Obtain Discovery From Defendant-Intervener, Hornrock Properties MPR, LLC ("Hornrock") and Certification of Service;
- b. Certification of Scott E. Reynolds, dated August 1, 2017, In Support of Motion;
- c. Letter Brief In Support of Motion, dated August 1, 2017; and
- d. Proposed form of Order (collectively, the "Documents").

3. On August 1, 2017, I served one (1) courtesy copy of the Documents via overnight courier on:

Honorable Menelaos W. Toskos, J.S.C.
Bergen County Courthouse
10 Main Street, 4th Floor
Hackensack, New Jersey 07601.

4. On August 1, 2017, I served one (1) copy of the Documents via overnight courier and e-mail on:

Brett E. Tanzman, Esq.
Wilf Law Firm, LLP
820 Morris Turnpike, Suite 201
Short Hills, New Jersey 07078
Counsel for Intervener/Defendant Bear's Nest Developers, LLC

Richard J. Hoff, Jr., Esq.
Bisgaer Hoff, LLC
25 Chestnut Street, Suite 3
Haddonfield, New Jersey 08033
Counsel for Intervener/Defendant, Hornrock Properties, MPR, LLC;

Joshua Bauers, Esq.
Fair Share Housing Center
510 Park Blvd.
Cherry Hill, New Jersey 08002
Counsel for Intervener/Defendant, Fair Share Housing Center;

-and-

Ronald Shimanowitz, Esq.
Hutt & Shimanowitz, PC
459 Amboy Avenue
Woodbridge, NJ 07095
*Counsel for Intervener/Defendant, The Metropolitan Home Development at
Werimus, LLC;*

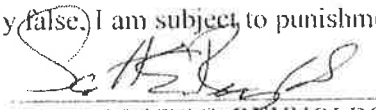
5. On July 13, 2017, I served one (1) copy of the Documents via e-mail on:

Francis J. Banisch, III, PP, AICP
Banisch Associates, Inc.
111 Main Street
Flemington, NJ 08822
Special Master

-and-

Kevin D. Walsh, Esq.
Fair Share Housing Center
510 Park Blvd.
Cherry Hill, New Jersey 08002
Counsel for Intervener/Defendant, Fair Share Housing Center;

I certify that the foregoing statements made by me are true. I am aware that if any
of the foregoing statements made by me are willfully false, I am subject to punishment.


SCOTT E. REYNOLDS

Dated: August 1, 2017

R | L | G
Reynolds Law Group

Scott E. Reynolds
Member
sreynolds@reynolds-lawgroup.com
Direct:
t: 908.367.9060
f: 908.367.9062

August 1, 2017

VIA FEDERAL EXPRESS

Honorable Menelaos W. Toskos, J.S.C.
Superior Court of New Jersey
Justice Center, Room 115
10 Main Street
Hackensack, New Jersey 07601

Re: *In The Matter of The Application of the Borough of Park Ridge, A Municipal Corporation of the State of New Jersey*
Docket No. BER-L-6030-15

Dear Judge Toskos:

This firm represents the Borough of Park Ridge ("Borough" or "Park Ridge") in the above-referenced proceeding. Please accept this letter brief in lieu of a more formal brief in support of Park Ridge's Motion ("Motion") to Obtain Discovery from Defendant-Intervener Hornrock Properties, MPR, LLC ("Hornrock"). During the June 14, 2017 case management conference, Park Ridge was instructed to file this Motion so that it would be heard on or before August 18, 2017.

STATEMENT OF FACTS AND PROCEDURAL HISTORY

In March 2015, Hornrock purchased from Sony Electronics, Inc. ("Sony") a 37-acre parcel of real property, geographically straddling portions of Park Ridge (30 acres) and the Borough of Montvale (7 acres), commonly known as One Sony Drive, Park Ridge, with a 221,000 square foot office building erected thereon (the "Sony Property"). At the time of the purchase, David Hornblass, a principal of Hornrock, touted the "appeal" the building would have to corporate clients seeking office space in Northern New Jersey:

This is a Class A commercial property with tremendous appeal to new corporate tenants while also offering substantial prospective redevelopment opportunities. We look forward to implementing our strategy to unlock the full value of the property.

(Certification of Scott E. Reynolds, dated August 1, 2017 ("Reynolds Cert."), Exhibit ("Ex.") A) (emphasis added).

Main Office:
94 South Finley Avenue
Basking Ridge, New Jersey 07920

New York Office:
21 Rock Ridge Drive, Suite A
Rye Brook, New York 10573

At the time of purchasing, another principal of Hornrock, Maurice Hornblass, was also quoted as saying:

The asset is one of the most recognizable business addresses in northern New Jersey and its location in an affluent, business-friendly area will be extremely attractive to commercial tenants. Utilizing our extensive network of industry resources and relationships, we completed this transaction in a timely manner that was beneficial to both buyer and seller.

(Id.) (emphasis added).

The Sony Property was approximately 90% occupied at the time Hornrock purchased it in or around March of 2015 and, upon information and belief, it remains approximately 90% occupied today. Recent news articles suggest that Hornrock intends to cause the Sony Property to become 100% vacant in or around September 2017.

Hornrock intervened in this proceeding on the purported grounds that it is interested in “constructing a multifamily, inclusionary project on the Property, which will include a substantial amount of units reserved for occupancy by low and moderate income households.” (Reynolds Cert., Ex. B (Certification of Maurice Hornblass, In Support of Hornrock Properties, MPR, LLC’s Motion for Intervention Pursuant to Rule 4:33-1 or Rule 4:33-2), ¶13). In support of Hornrock’s motion to intervene, it relied on a letter dated July 6, 2015, authored by Richard J. Hoff, Esq., in which Hornrock requested that the Borough consider the Sony Property for inclusionary development, pursuant to N.J.S.A. §52:27D-310(f). N.J.S.A. §52:27D-310(f) governs a municipality’s obligation to consider the development of low- and moderate-income housing on real property offered by a developer as a potential site for the construction of low- and moderate-income housing. Specifically, the statute, in relevant part, provides:

A municipality’s housing element shall be designed to achieve the goal of affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

* * *

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

N.J.S.A. §52:27D-310(f).

In connection with Hornrock's motion to intervene, it also represented that the Sony Property "is clearly available, suitable, approvable and developable as an inclusionary development as proposed." (*Id.*). Hornrock subsequently filed an Answer to the Borough's Declaratory Judgment Complaint, denying all affirmative relief sought by the Borough and seeking a judgment declaring that the Borough is in violation of its constitutional obligation to provide affordable housing and requesting permission to file a builder's remedy proceeding. (Reynolds Cert., Ex. C).

After this Court granted Hornrock's motion to intervene, on December 3, 2015, Hornrock contacted Park Ridge -- taking a position diametrically opposed to representations made by Hornrock when it purchased the Sony Property:

The [Sony] Property is currently zoned for office use, but Hornrock has found that there is little demand for long-term office space and it has only been able to lease portions of the building on a short-term basis. In order to bring the Property back to productive use, and to resolve pending tax appeals, to assist the Borough in meeting its constitutional obligation to provide its fair share of affordable housing, and to support the Park Ridge electric and water utilities, Hornrock is requesting that the Property be rezoned to include an overlay zone which would allow for high density residential development. Consistent with this request, recent correspondence from the Borough Attorney suggests that the Council proposes to include the Property as part of its Mount Laurel compliance plan. Enclosed is a concept plan detailing Hornrock's vision for the redevelopment of the Property.

(Reynolds Cert., Ex. D) (emphasis added).

Hornrock has not provided an explanation for what sudden and unforeseen market conditions, or any other potential reason, prompted its sudden change in opinion concerning the positive economic outlook of the Sony Property only nine (9) months after purchasing it from Sony.

On July 25, 2017, Hornrock filed a request pursuant to the Open Public Records Act, N.J.S.A. §47:1A-1, et seq. ("OPRA"), with the Borough to obtain documents it could have similarly requested from the Borough in this proceeding through the discovery procedures authorized by the New Jersey Court Rules, but for obvious reasons did not. (Reynolds Cert., Ex. E). In particular, Hornrock requested documents, such as text messages, emails and other communications, by and among members of the Mayor and Council and David O'Sullivan, an outspoken resident of Park Ridge and the President of the Park Ridge Citizens for Responsible Development, Inc. (the "Citizens Group") and other developers in Park Ridge. The focus of the OPRA request is on any communications the individuals had concerning competing projects involving the development of affordable housing in Park Ridge.

LEGAL ARGUMENT**PARK RIDGE IS ENTITLED TO DISCOVERY
FROM HORNROCK**

There are two essential areas in which Park Ridge requires discovery from Hornrock. First, Hornrock has taken the position that the Sony Property should be rezoned from a commercial/office use to a residential use to allow for the development of high-density residential and affordable housing because “there is little demand for long-term office space” and, consequently, the Sony Property must be rezoned to return it to “productive” use, notwithstanding that only months earlier Hornrock publicly represented that the Sony Property has “tremendous appeal to new corporate tenants.” Second, Park Ridge is entitled to documents and information from Hornrock relating to whether the Sony Property constitutes “vacant land” as defined by regulations promulgated by the Council on Affordable Housing (“COAH”). This information is necessary to determine if the Sony Property should be included in a potential vacant land analysis.

At this stage of the proceeding, it is unclear whether inclusion of the Sony Property, or any other property that may potentially be considered part of the Borough’s affordable housing plan, will necessitate (i) a “D” Variance, in accordance with N.J.S.A. §40:55D-70, et seq.; (ii) an application under the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.); and/or a zoning amendment. These issues may not be known until such time as the case is resolved by way of a trial or through a negotiated settlement. What is certain, however, is that the Borough is entitled to documents and information relating to these matters, which cannot be legitimately disputed are likely to lead to the discovery of admissible evidence.

As a threshold matter, New Jersey’s discovery rules should “be construed liberally in favor of broad pretrial discovery.” Payton v. New Jersey Turnpike Authority, 148 N.J. 524, 535 (1997). Generally, R. 4:10-2(a) authorizes a litigant to obtain discovery from parties and non-parties concerning any non-privileged matter that is reasonably calculated to lead to the discovery of admissible evidence. R. 4:10-2(a); see also MFC Res., Inc. v. Homann, 2017 N.J. Super. Unpub. LEXIS 1734, *26-27 (App. Div. July 11, 2017). There can be no question that in developing the framework through which trial judges are to resolve Mt. Laurel proceedings, the New Jersey Supreme Court envisioned that participating municipalities shall be entitled to discovery from defendants-interveners. See S. Burlington County NAACP v. Mt. Laurel, 92 N.J. 158, 166 (1983) (“Mt. Laurel II”) (recommending that trial courts establish limits and schedules for discovery in Mt. Laurel proceedings).

A. Discovery Relating to Whether the Sony Property Is A Viable Office Use

Neither N.J.S.A. §52:27D-310(f), specifically, nor the Fair Housing Act (“FHA”), N.J.S.A. §52:27D-301, et seq., generally, obligate a municipality in its housing element to consider “lands of developers who have expressed a commitment to provide [affordable housing].” (Id.). Rather, where a developer represents that a site is available for the development of affordable housing, the municipality should “consider” whether the site presents a “realistic and/or appropriate” site

for the development of affordable housing. In making that determination, a municipality shall, *inter alia*, determine whether the proposed site is “surrounded by incompatible land uses,” in which case it will generally not be deemed to provide a “realistic and/or appropriate” site for the development of affordable housing. Id.; see also In re Council on Affordable Housing’s Grant of Substantive Certification to Southampton, 2006 N.J. Super. Unpub. LEXIS 1640, *15 (App. Div. July 21, 2006) (recognizing COAH’s requirement that proposed site “present realistic opportunity” for affordable housing; and where proposed site was not in “a designated center” the site did not qualify).

A proposed site that is inconsistent with sound planning methodology and the purpose of the zoning and redevelopment law is generally not considered to be suitable for the development of affordable housing. In this regard, the FHA instructs COAH to carry out its function “in accordance with sound regional planning considerations in this State.” N.J.S.A. §52:27D-304a; see also Elon Assoc., LLC v. Twp. of Howell, 370 N.J. Super. 475, 481 (App. Div. 2004).

The Sony Property is an integral part of the corporate park, which is a central component of Park Ridge’s master plan, which was implemented decades ago and is designed to provide a balance among different uses -- including commercial, retail and residential -- located throughout the community. Hornrock contends that the Sony Property should be rezoned from a commercial/office use to a high-density, residential use and the building repurposed and/or demolished to accommodate high-density, residential housing with an affordable housing component. The sole, purported basis for Hornrock’s position is that “there is little demand for long-term office space and it has only been able to lease portions of the building on a short-term basis.” (Reynolds Cert., Ex. D). Notably, this statement, which portrays a dire assessment of the commercial real estate rental market in northern New Jersey, is directly at odds with representations made by principals of Hornrock only a few months earlier. (Compare, Reynolds Cert., Exs. A & D).

Park Ridge is entitled to discovery relating to Hornrock’s purported basis for replacing an enduring, existing use and upsetting decades of settled municipal, master planning. Indeed, Park Ridge should be entitled to, *inter alia*, all documentation relating to the marketability of the Sony Property, Hornrock’s efforts to rent the space and seek out long-term tenants and whether the Sony Property, in its current form, is a “realistic and/or appropriate” existing use. In the end, whether the Sony Property presents a “realistic and/or appropriate” opportunity for the future development of affordable housing depends on a multitude of factors. Hornrock should not be permitted to avoid producing documents that are likely to lead to the discovery of admissible evidence on the issue of whether the site presents a “realistic and/or appropriate” location for affordable housing. Both Hornrock and Park Ridge are in agreement that the Sony Property should be returned to “productive use.” However, sound municipal planning does not mandate that the only “productive use” to be considered shall be the non-conforming use proposed by Hornrock, and Hornrock’s conflicting statements relating to the viability of the existing, office use raise doubts concerning the honesty of the representations made by Hornrock’s principals, which is plainly discoverable on the grounds of credibility. See N.J.R.E. 607.

~~There can be little debate that discovery is appropriate in this proceeding.~~ Not only has Park Ridge plainly demonstrated entitlement to discovery, Hornrock tacitly admits that discovery is appropriate by serving an OPRA request on the Borough seeking documents and records relating to various redevelopment projects under consideration and/or approval by the Borough. Hornrock should not be permitted to obtain whatever discovery it seeks through OPRA laws while simultaneously denying the Borough the very discovery it requires to defend against the allegations made and defenses asserted by Hornrock or to expose as false the representations made by the principals of Hornrock. Such a plainly unbalanced approach to discovery is inequitable and unfairly deprives the Borough of documents and information to which it should be entitled.

Indeed, the Borough would like to review all communications by and among the parties (including their principals and representatives) to this proceeding relating to actual or potential affordable housing developments in Park Ridge. Such documents are clearly relevant, as they go to issues such as collusion, bias and/or credibility. Also, the Borough is entitled to know what steps Hornrock has taken to market, negotiate and enter into long-term leases with prospective tenants or were Hornrock's representations that it did so knowingly false when made and designed to portray the Sony Property as having only a single, viable use -- high density residential.

B. Discovery Relating to Whether the Sony Property Is A "Realistic and/or Appropriate" Site For the Development of Affordable Housing

COAH's Second Round regulations contemplate circumstances where "there may be instances where a municipality can exhaust an entire resource (land, water or sewer) and still not be able to provide a realistic opportunity for addressing the need for low and moderate income housing as determined by the Council." N.J.A.C. §5:93-4.1(a). "Where a municipality attempts to demonstrate that it does not have the capacity to address the housing obligation calculated by the Council, the municipality shall identify sites that are realistic for inclusionary development in order to calculate the realistic development potential (RDP) of the community, in accordance with N.J.A.C. §5:93-4.2.

Additionally, COAH's regulations permit a land poor municipality to perform a vacant land analysis to determine its RDP. "Vacant land" is defined as "undeveloped and unused land area." N.J.A.C. §5:93-1.3. N.J.A.C. §5:93-4.2(e) identifies several bases on which a municipality may exclude a site from a vacant land analysis. Specifically, the regulations provide: "[i]ndividual sites that the Council determines are not suitable for low and moderate income housing may also be eliminated from the inventory described in (d) above." N.J.A.C. §5:93-4.2(e)(6). In assessing whether a particular site should be considered a "realistic and/or appropriate" site for affordable housing, "the Council shall consider the character of the area surrounding each site and the need [to provide affordable housing]." N.J.A.C. §5:93-4.2(f).

Based on information presently known to Park Ridge, it is possible that the Sony Property may not represent a "realistic and/or appropriate" site for the development of affordable housing after consideration of all the facts and circumstances. The Sony Property is one of four

commercial/office use buildings within the Park Ridge corporate park, with each building sharing the same route for ingress and egress. The Borough is in the process of engaging a traffic consultant to perform a study of the maximum number of vehicles that may be safely accommodated on the existing corporate park roadway and the resultant traffic and/or public safety impact on adjacent and nearby roadways. Further, the character of the surrounding area, *i.e.*, the remainder of the corporate office park complex, may be incompatible with residential housing proposed by Hornrock. The proposed site is not located near public transit and is not designated as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1, et seq.

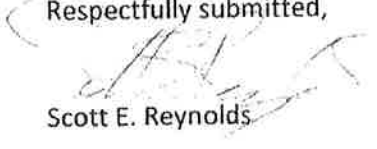
Discovery from Hornrock is necessary to determine the current and historic levels of occupancy at the Sony Property. Further, if it is indeed true that Hornrock acquired the Sony Property with the intention of causing it to become vacant as a pretense to obtain a change in use to which it would otherwise not be entitled, Park Ridge has the right to obtain evidence relating to such intent. If, for example, it can be proven that Hornrock did not engage in a meaningful attempt to market the Sony Property as a long-term office use -- as it claims -- Park Ridge is entitled to discovery on that issue because it goes directly to the credibility (or lack thereof) of Hornrock and its principals who made these and other potentially false statements. Generally, extrinsic evidence tending to impair or support the credibility of a party or witness is always relevant and discoverable. See N.J.R.E. 607; State v. Parker, 216 N.J. 408, 417-18 (2014) ("In short, N.J.R.E. 607 permits the introduction of extrinsic evidence affecting a witnesses' credibility regardless of whether that evidence is relevant to any other issue in the case.").

Additionally, COAH regulations expressly define "vacant land" as land that is "unused and undeveloped." N.J.A.C. §5:93-1.3. Upon information and belief, it appears that the Sony Property may not qualify as "vacant land." According to news reports, the Sony Property is currently 90% occupied. On the other hand, additional news reports suggest that Hornrock has already taken steps to render the entire Sony Property 100% vacant by September 2017. Park Ridge requires documentation from Hornrock regarding, *inter alia*, the vacancy and occupancy rates at the Sony Property, along with documentation relating to Hornrock's plans to develop the Sony Property. This information is critical to Park Ridge complying with its constitutional obligation to provide affordable housing to low- and moderate-income individuals. Whether the Sony Property qualifies as "vacant land" and should, therefore, be included in a vacant land analysis is of primary importance in determining Park Ridge's RDP. Park Ridge should have access to all information that will assist it in making informed and knowledgeable decisions in furtherance of its obligation to ensure that there exists access to affordable housing in Park Ridge.

CONCLUSION

Based on the foregoing, Park Ridge respectfully requests that the Motion be granted in its entirety and Hornrock be required to respond to written discovery and submit for depositions, and provide such other and further relief this Court deems just and equitable.

Respectfully submitted,


Scott E. Reynolds

SER/me

Encls.

cc: Clerk, Civil Division (via Federal Express w/ encls.)
Richard J. Hoff, Jr., Esq. (via e-mail and Federal Express w/ encls.)
Joshua Bauers, Esq. (via e-mail and Federal Express w/ encls.)
Brett Tanzman, Esq. (via e-mail and Federal Express w/ encls.)
Kevin Walsh, Esq. (via e-mail only w/ encls.)
Frank Banisch, Court Master (via e-mail w/ encls.)

REYNOLDS LAW GROUP LLC
94 South Finley Avenue
Basking Ridge, NJ 07920
(908) 367-9060
Scott E. Reynolds (Attorney ID #026621999)

Attorneys for plaintiff,
Borough of Park Ridge

IN THE MATTER OF THE APPLICATION
OF THE BOROUGH OF PARK RIDGE, A
Municipal Corporation of the State of New
Jersey.

Plaintiff/Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: BERGEN COUNTY
DOCKET NO.: L-6030-15

Civil Action

Mount Laurel

**CERTIFICATION OF SCOTT E.
REYNOLDS IN SUPPORT OF MOTION
TO OBTAIN DISCOVERY FROM
DEFENDANT-INTERVENER,
HORNROCK PROPERTIES, MPR, LLC**

1. SCOTT E. REYNOLDS, do hereby certify as follows:

1. I am an attorney-at-law of the State of New Jersey and a member of Reynolds Law Group LLC, attorneys for plaintiff, Borough of Park Ridge ("Borough" or "Park Ridge"). I submit this certification in support of the Borough's Motion to Obtain Discovery from defendant-intervener, Hornrock Properties MPR, LLC ("Hornrock").

2. Attached hereto as Exhibit A is a true and accurate copy of "HornRock Properties Acquires Sony Electronics US Headquarters Located In Park Ridge, NJ," <https://cahnroundup.com/hornrock-properties-acquires-sony-electronics-us-headquarters-located-in-park-ridge-nj/>.

3. Attached hereto as Exhibit B is a true and accurate copy of the Certification of Maurice Hornblass, In Support of Hornrock Properties, MPR, LLC's Motion for Intervention Pursuant to Rule 4:33-1 or Rule 4:33-2.

4. Attached hereto as Exhibit C is a true and accurate copy of the Answer of Defendant/Intervenor Hornrock Properties, MPR, LLC.

5. Attached hereto as Exhibit D is a true and accurate copy of a letter from Gregory D. Meese, dated December 3, 2015, to Kelley O'Donnell.

6. Attached hereto as Exhibit E is a true and accurate copy of a Borough of Park Ridge Government Records Request Form, dated July 25, 2017.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements by me are willfully false, I am subject to punishment.


SCOTT E. REYNOLDS

Dated: August 1, 2017

EXHIBIT A

HornRock Properties Acquires Sony Electronics US Headquarters Located in Park Ridge, NJ



(<https://cahncomm.files.wordpress.com/2015/03/sony.jpg>)

Sony will remain in a portion of the 220,877-square-foot Park Ridge building, where it has about 300 workers.

HornRock Properties Acquires Sony Electronics US Headquarters Located in Park Ridge, NJ

PARAMUS, N.J. – As part of an aggressive push to expand and diversify its portfolio of real estate properties **Hornrock Properties** (<http://www.hornrock.com>) announced today that it has acquired One Sony Drive in Park Ridge, NJ from Sony Electronics Inc. Hornrock also came to an agreement with Sony to lease back a portion of the space in the building.

The deal is indicative of the Paramus, N.J.-based privately-run real estate development firm's strategic acquisition program. The company has added a significant number of trophy residential and commercial properties in the mid-Atlantic region to its roster over the past several years. Led by Maurice and David Hornblass, Hornrock Properties has implemented a trailblazing investment approach that centers on acquiring value-added assets and executing responsible development and operational practices that fully maximize return on investment.

The acquisition brings a 220,877 square foot, class A, headquarters quality building into Hornrock's growing portfolio of real estate assets. The building sits on 37.2 acres of pristine land located in the heart of upscale Bergen County.

One Sony Drive is located approximately one mile from Exit 172 of the Garden State Parkway, approximately five miles from the New York Thruway and 20 miles from New York City. Routes 75, I-287 and 17 are also easily accessible.

"The acquisition of One Sony Drive is an excellent addition to our New Jersey portfolio and is consistent with our investment philosophy of acquiring assets that are located in distinguished towns and present value-add opportunities," said David Hornblass, a principal of Hornrock Properties. "This is a Class A

commercial property with tremendous appeal to new corporate tenants while also offering substantial prospective redevelopment opportunities. We look forward to implementing our strategy to unlock the full value of the property."

Hornrock Properties' growth plan benefits from a balance between its aggressive appetite and a calculated approach towards valuing and managing assets. It also benefits from access to capital, which means the company can opportunistically pursue a wide range of acquisitions.

"One Sony Drive is a perfect example of the type of property we look to purchase, and its acquisition was the result of our reputation as a developer and our ability to transact quickly," says Maurice Hornblass, another principal of Hornrock Properties. "The asset is one of the most recognizable business addresses in northern New Jersey and its location in an affluent, business-friendly area will be extremely attractive to commercial tenants. Utilizing our extensive network of industry resources and relationships, we completed this transaction in a timely manner that was beneficial to both buyer and seller."

In 2014 alone, Hornrock Properties added two new for sale residential projects totaling nearly 70 homes: Legacy of Mountain Lakes (www.legacyofmountainlakes.com), a luxury townhome community in Morris County, NJ, and Highpointe at Woodbury Junction (www.highpointewoodbury.com), a single-family home community in the historic Hudson Valley. The developer also announced the acquisition of residential real estate in Harrison, NJ that will be home to a 270-unit residential building.

Hornrock Properties' success is rooted in the Hornblass brothers' entrepreneurial spirit and their family's 50-year history in real estate development. For more information on Hornrock Properties, visit www.hornrock.com (<http://www.hornrock.com>).

Blog at WordPress.com.

EXHIBIT B

BISGAIER HOFF, LLC

25 Chestnut Street, Suite 3
Haddonfield, New Jersey 08033

Tel: (856) 795-0150

Fax: (856) 795-0312

By: Richard J. Hoff, Jr., Esq.

Email: rhoff@bisgaiernhoff.com

Attorney ID# 013911998

Attorneys for Proposed Intervenor/Defendant,
Hornrock Properties MPR, LLC

IN THE MATTER OF THE
APPLICATION OF THE BOROUGH OF
PARK RIDGE, A Municipal
Corporation of the State of
New Jersey,

Plaintiff/Petitioner.

SUPERIOR COURT OF NEW JERSEY
BERGEN COUNTY
LAW DIVISION

DOCKET NO. L-6030-15

CIVIL ACTION

MOUNT LAUREL

CERTIFICATION MAURICE HORNBLASS,
IN SUPPORT OF HORNROCK
PROPERTIES MPR, LLC'S MOTION FOR
INTERVENTION PURSUANT TO RULE
4:33-1 OR RULE 4:33-2

I, Maurice Hornblass, hereby certify pursuant to New Jersey
Court Rule 1:4-4(b) as follows:

1. I am a member of Hornrock Properties MPR, LLC
("Hornrock") and, as such, am authorized to execute this
Certification on behalf of Hornrock. I make this Certification
in support of Hornrock's Motion for Intervention Pursuant to
Rule 4:33-1 or Rule 4:33-2 in the above-captioned matter.

2. Hornrock is the owner of property in the Borough of
Park Ridge ("Borough"), which is identified on the tax maps of
the Township as Block 301, Lot 1 (collectively, the "Property").
The Property totals approximately 30 acres.

2. Hornrock is interested in constructing a multifamily, inclusionary project on the Property, which will include a substantial amount of units reserved for occupancy by low and moderate income households.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements by me are willfully false, I am subject to punishment.

By: 
MAURICE HORNBLASS

Dated: September 23 2015

EXHIBIT C

BISGAIER HOFF, LLC

25 Chestnut Street, Suite 3
Haddonfield, New Jersey 08033

Tel: (856) 795-0190

Fax: (856) 795-0312

By: Richard J. Hoff, Jr., Esq.

Email: rhoff@bisgaierhoff.com

Attorney ID# 015811998

Attorneys for Proposed Intervenor/Defendant,
Hornrock Properties MPR, LLC

<p>IN THE MATTER OF THE APPLICATION OF THE BOROUGH OF PARK RIDGE, A Municipal Corporation of the State of New Jersey,</p> <p>Plaintiff/Petitioner.</p>	<p>SUPERIOR COURT OF NEW JERSEY BERGEN COUNTY LAW DIVISION</p> <p>DOCKET NO. L-6030-15</p> <p><u>CIVIL ACTION</u></p> <p>MOUNT LAUREL</p> <p>ANSWER OF DEFENDANT/INTERVENOR HORNROCK PROPERTIES MPR, LLC</p>
--	---

Defendant-Intervenor, Hornrock Properties MPR, LLC

("Hornrock"), with a principal place of business located at 12
Madison Avenue, Suite 105, Paramus, New Jersey 07652, is the
owner of property within the Borough of Park Ridge ("Borough")
which is identified on the tax maps of the Borough as Block 391,
Lot 1. By way of Answer to the Borough's Complaint in this
matter, Hornrock says that:

Jurisdiction

1. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced regulation is in writing and speaks for itself.

2. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

Background and Prior Round Obligations

3. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

4. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

5. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced regulation is in writing and speaks for itself.

6. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

7. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and

the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

8. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

Third Round Obligation

9. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

10. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

11. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

12. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

13. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced regulations are in writing and speak for themselves.

14. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

15. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced regulations are in writing and speak for themselves.

16. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

The Transfer of Jurisdiction to the Courts

17. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

18. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

19. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and

the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

20. Admitted.

21. Admitted.

22. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

23. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

24. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

25. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

26. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

COUNT ONE

(DECLARATORY RELIEF, CONSTITUTIONAL COMPLIANCE)

27. Hornrock repeats all prior responses as if each is set forth at length herein.

28. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced regulation is in writing and speaks for itself.

WHEREFORE, Hornrock respectfully requests that the Court grant the following relief:

a. DENYING all relief sought by the Borough in its Complaint;

b. DECLARING that the Borough is in violation of its constitutional duty to create sufficient realistic opportunities for the construction of safe, decent housing affordable to low- and moderate-income families to satisfy the Borough's fair share of the unmet regional need for such housing;

c. ORDERING the Borough to submit to the Court, within a time period to be set by the Court, a compliance plan and zoning ordinances that will bring the Borough into compliance with the requirements of the Constitution;

d. APPOINTING a Special Master, at the expense of the Borough, to oversee the implementation of the foregoing remedies;

e. DENYING the Borough's request for immunity from exclusionary zoning suits, including builder's remedy suits; and

f. ORDERING such additional relief as the Court seems just and equitable.

COUNT TWO

(FIVE MONTHS TO PREPARE HEFSP)

29. Hornrock repeats all prior responses as if each is set forth at length herein.

30. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

31. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

32. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

33. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

34. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and

the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

WHEREFORE, Hornbrook respectfully requests that the Court grant the following relief:

a. DENYING all relief sought by the Borough in its Complaint;

b. DECLARING that the Borough is in violation of its constitutional duty to create sufficient realistic opportunities for the construction of safe, decent housing affordable to low- and moderate-income families to satisfy the Borough's fair share of the unmet regional need for such housing;

c. ORDERING the Borough to submit to the Court, within a time period to be set by the Court, a compliance plan and zoning ordinances that will bring the Borough into compliance with the requirements of the Constitution;

d. APPOINTING a Special Master, at the expense of the Borough, to oversee the implementation of the foregoing remedies;

e. DENYING the Borough's request for immunity from exclusionary zoning suits, including builder's remedy suits; and

f. ORDERING such additional relief as the Court deems just and equitable.

COUNT THREE

(REQUEST FOR IMMUNITY)

35. Hornrock repeats all prior responses as if each is set forth at length herein.

36. This paragraph states a legal conclusion ~~in~~ which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

37. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

WHEREFORE, Hornrock respectfully requests that the Court grant the following relief:

a. DENYING all relief sought by the Borough in its Complaint;

b. DECLARING that the Borough is in violation of its constitutional duty to create sufficient realistic opportunities for the construction of safe, decent housing affordable to low- and moderate-income families to satisfy the Borough's fair share of the unmet regional need for such housing;

c. ORDERING the Borough to submit to the Court, within a time period to be set by the Court, a compliance plan and zoning ordinances that will bring the Borough into compliance with the requirements of the Constitution;

d. APPOINTING a Special Master, at the expense of the Borough, to oversee the implementation of the foregoing remedies;

e. DENYING the Borough's request for immunity from exclusionary zoning suits, including builder's remedy suits; and

f. ORDERING such additional relief as the Court deems just and equitable.

COUNT FOUR

(JURISDICTION OVER UNAPPROVED SPENDING PLAN)

38. Hornrock repeats all prior responses as if each is set forth at length herein.

39. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

40. This paragraph states a legal conclusion to which no response is required. To the extent a response is required, the referenced opinion is in writing and speaks for itself.

41. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

42. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and

the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

43. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

WHEREFORE, Hornrock respectfully requests that the Court grant the following relief:

a. DENYING all relief sought by the Borough in its Complaint;

b. DECLARING that the Borough is in violation of its constitutional duty to create sufficient realistic opportunities for the construction of safe, decent housing affordable to low- and moderate-income families to satisfy the Borough's fair share of the unmet regional need for such housing;

c. ORDERING the Borough to submit to the Court, within a time period to be set by the Court, a compliance plan and zoning ordinances that will bring the Borough into compliance with the requirements of the Constitution;

d. APPOINTING a Special Master, at the expense of the Borough, to oversee the implementation of the foregoing remedies;

e. DENYING the Borough's request for immunity from exclusionary zoning suits, including builder's remedy suits; and

f. ORDERING such additional relief as the Court deems just and equitable.

COUNT FIVE

(AMENDMENTS TO APPROVED SPENDING PLANS)

44. Hornrock repeats all prior responses as if each is set forth at length herein.

45. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

46. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

47. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

48. Hornrock is without information sufficient to form a belief as to the allegations set forth in this paragraph, and the Borough is therefore left to its proofs. To the extent a response is required, the allegation is denied.

WHEREFORE, Hornbeck respectfully requests that the Court grant the following relief:

a. DENYING all relief sought by the Borough in its Complaint;

b. DECLARING that the Borough is in violation of its constitutional duty to create sufficient realistic opportunities for the construction of safe, decent housing affordable to low- and moderate-income families to satisfy the Borough's fair share of the unmet regional need for such housing;

c. ORDERING the Borough to submit to the Court, within a time period to be set by the Court, a compliance plan and zoning ordinances that will bring the Borough into compliance with the requirements of the Constitution;

d. APPOINTING a Special Master, at the expense of the Borough, to oversee the implementation of the foregoing remedies;

e. DENYING the Borough's request for immunity from exclusionary zoning suits, including builder's remedy suits; and

f. ORDERING such additional relief as the Court deems just and equitable.

AFFIRMATIVE DEFENSES


FIRST AFFIRMATIVE DEFENSE

The Borough has not filed what is required by March 10, 2015 Decision to receive an award of immunity, and that request should be denied. The Borough does not concede ~~it is not in~~ compliance with its Mount Laurel obligations, does not propose any fair share obligations it is required to meet, does not propose any procedures to establish such fair share obligations, and does not propose even the framework of any plan to meet its fair share obligations.

SECOND AFFIRMATIVE DEFENSE

Because the Borough utterly fails to propose any fair share obligations, or even propose any procedures to have such obligations established by this court, this Court should adopt expedited procedures, as proposed in Hornrock's motion seeking intervention and related relief, guided by the principle that fair share obligations must be established at the earliest possible opportunity so that the Borough may meet the five-month (maximum) deadline set forth in the March 10, 2015 Decision for the filing of a housing element and fair share plan addressing the Borough's full fair share obligations.

BISGAIER HOFF, LLC
Attorneys for Defendant-Intervenor
Hornrock Properties MPB, LLC


Richard J. Hoff, Esq.

Dated: September 23, 2015

DESIGNATION OF TRIAL COUNSEL

Pursuant to Rule 4:25-4, Richard J. Hoff, Esquire, is hereby designated as trial counsel on behalf of Attorneys for Defendant-Intervenor, Hornrock Properties MPB, LLC.

BISGAIER HOFF, LLC
Attorneys for Defendant-Intervenor
Hornrock Properties MPB, LLC


Richard J. Hoff, Esq.

Dated: September 23, 2015

RULE 4:5-1 CERTIFICATION

I hereby certify that the subject matter of the within controversy does not form the basis of any other action presently pending in any court or arbitration proceeding to the best of my knowledge, information and belief and that no other action or arbitration proceeding is contemplated. Further, other than the parties set forth in this pleading, we know of no other parties that should be joined in this action at the present time.

BISGAIER HOFF, LLC

Attorneys for Defendant-Intervenor
Hornick Properties MPR, LLC



Richard J. Hoff, Jr., Esq.

Dated: September 23, 2015

EXHIBIT D

**PRICE,
MEESE,
SHULMAN &
D'ARMINIO**

A PROFESSIONAL CORPORATION

MACC-CALI CORPORATE CENTER
50 TICE BOULEVARD, SUITE 300
WOODCLIFF LAKE
NEW JERSEY 07677

TELEPHONE (201) 391-3737
FACSIMILE (201) 391-9360
www.price-mee-se.com

GREGORY D. MEESE *

GAIL L. PRICE * +

FREDERIC M. SHULMAN * +

LOUIS L. D'ARMINIO * o

JOHN R. EDWARDS, JR. *

MICHAEL K. BREEN *

PAUL A. CONCIATORI * #

WILLIAM D. BIERMAN *

CATHY J. POLJAK *

THOMAS C. MARTIN *

RICHARD M. FRICKE * +

DAVID J. REICH *

MARK W. GREENE * o

KAREN F. EDLER

MICHAELA A. OROZCO *

KATHRYN J. RAZIN * +

RICK A. STEINBERG * o

DOROTHY A. KOWAL

REGINALD JENKINS, JR.

JENNIFER M. KNARICH * o

TERENCE STEED *

BRIAN J. YARZAB

JENNIFER M. BERARDO *

* Also admitted in NY

+ Also admitted in DC

o Also admitted in PA

o Also admitted in CT

* Also admitted NY Fed Cir.

Also LEED AP

Additional Offices:

4 WEST RED OAK LANE, SUITE 302
WHITE PLAINS, NEW YORK 10604
TELEPHONE (914) 251-1618
FACSIMILE (914) 251-1210

ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
TELEPHONE (973) 799-8351
FACSIMILE (973) 735-2719

December 3, 2015

Via FedEx

Ms. Kelley O'Donnell
Administrator
Borough of Park Ridge
53 Park Avenue
Park Ridge, New Jersey 07656

**Re: Hornrock Properties MPR, LLC
Redevelopment of Sony Property
Block 3302, Lot 1**

Dear Ms. O'Donnell:

Please be advised that this office represents Hornrock Properties MPR, LLC ("Hornrock"), the owner of the former Sony North American Headquarters property at One Sony Drive, known as Lot 1, Block 3302, on the Park Ridge Tax Assessment Map (the "Property").


The Property is currently zoned for office use, but Hornrock has found that there is little demand for long-term office space and it has only been able to lease portions of the building on a short-term basis. In order to bring the Property back to productive use, and to resolve pending tax appeals, to assist the Borough in meeting its constitutional obligation to provide its fair share of affordable housing, and to support the Park Ridge electric and water utilities, Hornrock is requesting that the Property be rezoned to include an overlay zone which would allow for high density residential development. Consistent with this request, recent correspondence from the Borough Attorney suggests that the Council proposes to include the Property as part of its Mount Laurel compliance plan. Enclosed is a concept plan detailing Hornrock's vision for the redevelopment of the Property.

While we understand that any rezoning must be initiated with the Planning Board, given the myriad of public benefits that the rezoning of the Property would have for the Borough, this request is being submitted to you, for review by the Mayor and Council, with the hope that the zoning of the Property can be reviewed and revised in a cooperative effort between Hornrock, the Mayor and Council and the Planning Board for the mutual benefit of all concerned.

PRICE, MEESE, SHULMAN & D'ARMINIO
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS

Hornrock has assembled a team of real estate, architecture, engineering, planning, and legal experts to assist with the redevelopment of the Property and we look forward to working with the Borough and its professionals to bring the Property back to productive use.

Very truly yours,


Gregory D. Meese
gdm/

cc: Ms. Julie Falkenstern
Brigette Bogart, PP
John TenHoeve, Esq.
Mr. David Hornblass
Mr. Maurice Hornblass
Sam Gershwin, P.E.

EXHIBIT E



To: 12013917130
From: ehodgson@daypitney.com
Date: July 25, 05:20:25 PM EDT
Subj: Government records request form
Pages: 4

This message contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended solely for the use of the addressee(s) named above. Any disclosure, distribution, copying or use of the information by others is strictly prohibited. If you have received this message in error, please notify the sender by immediate reply and delete the original message. Thank you.

This Facsimile contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the addressee(s) named above. If you are not the intended recipient of this facsimile, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original facsimile to us at the above address via the U.S. Postal Service. Thank you.

Time In

Time Delivered

FAX TRANSMISSION

DAY PITNEY LLP

Fax:

From: Erin Hodgson
Date: July 25, 2017
Subject: Government Records Form

Phone #: 973-966-8332
Pages: 3 page(s), including cover page

NAME	COMPANY	FAX NO.	PHONE NO.
Kelley O'Donnell	Office of Borough Clerk	201-391-7130	

MEMO

*This Facsimile contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the addressee(s) named above. If you are not the intended recipient of this facsimile, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone and return the original facsimile to us at the above address via the U.S. Postal Service. Thank you.

Rev. 01/01/13

TimeKeeper No.

Return To: Hodgson, Erin



State of New Jersey
BOROUGH OF PARK RIDGE
GOVERNMENT RECORDS REQUEST FORM

OFFICE OF THE
BOROUGH CLERK
TEL: (201) 573-1800
FAX: (201) 391-7130
www.parkridgeboro.com

Important Notice

The reverse side of this form contains important information related to your rights concerning government records. Please read it carefully.

Requestor Information - Please Print

First Name	<u>Peter</u>	MI	<u>J</u>	Last Name	<u>Wolfson</u>	
Company	<u>Day Pitney LLP</u>					
Mailing Address	<u>1 Jefferson road</u>					
City	<u>Parsippany</u>	State	<u>NJ</u>	Zip	<u>07054</u>	
Email	<u>pwolfson@daypitney.com</u>					
Business Hours Telephone:	Area Code	<u>973</u>	Number	<u>966-8298</u>	Extension	
Preferred Delivery:	Pick Up	US Mail	On Site	Inspect		
Circle One: Under penalty of N.J.S.A. 2C:28-3, I certify that I <u>HAVE</u> / <u>HAVE NOT</u> been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.						
Signature					Date	<u>7-25-17</u>

Payment Information

Maximum Authorization Cost	\$	
Select Payment Method		
Cash	Check	Money Order
Fees:	Letter size	@\$0.05/pg
	Legal size	@\$0.07/pg
	Audio disc	@\$0.75/ea
Delivery:	Delivery / postage fees additional depending upon delivery type.	
Extras:	Extraordinary service fees dependent upon request.	

Record Request Information: To expedite the request, be as specific as possible in describing the records being requested. Also, please include the type of access requested (copying or inspection), and if data, the medium requested.

Please see attached Schedule A.

AGENCY USE ONLY		AGENCY USE ONLY		AGENCY USE ONLY	
Est. Document Cost	_____	Disposition Notes Custodian: If any part of request cannot be delivered in seven business days, detail reasons here.	Tracking Information	Total	_____
Est. Delivery Cost	_____			Tracking #	_____
Est. Extras Cost	_____			Rec'd Date	_____
Total Est. Cost	_____			Ready Date	_____
Deposit Amount	_____			Total Pages	_____
Estimated Balance	_____			Balance Due	_____
Deposit Date	_____			Balance Paid	_____
		In Progress	•	Open	_____
		Denied	•	Closed	_____
		Filed	•	Closed	_____
		Partial	•	Closed	_____
				Custodian Signature	_____
				Date	_____

SCHEDULE A

Record Request Information

1. Copies of any and all emails sent and received from June 1, 2014 to present between Mayor Keith Misciagna (both as mayor and council member) and Michael "Mike" Dibella or David O'Sullivan regarding the Park Ridge Transit Redevelopment Project [Block 1801, Lots 3-5 (146 Kinderkamack Road, 94 Berthoud Street, Perry Street) and Block 1802, Lots 1-7 (142, 140, 138, 136, and 132 Kinderkamack Road, 87 Madison Street, 94 Perry Street)] and/or the redevelopment of the Sony site (Block 301, Lot 1, 1 Sony Drive).
2. Copies of any and all emails sent and received from June 1, 2014 to present between Council President Matthew Capilli and Mayor Keith Misciagna (both as mayor and council member) or David O'Sullivan regarding the Park Ridge Transit Redevelopment Project [Block 1801, Lots 3-5 (146 Kinderkamack Road, 94 Berthoud Street, Perry Street) and Block 1802, Lots 1-7 (142, 140, 138, 136, and 132 Kinderkamack Road, 87 Madison Street, 94 Perry Street)] and/or the redevelopment of the Sony site (Block 301, Lot 1, 1 Sony Drive).
3. Copies of any and all text messages sent and received from June 1, 2014 to present between Mayor Keith Misciagna (both as mayor and council member) and Michael "Mike" Dibella or David O'Sullivan regarding the Park Ridge Transit Redevelopment Project [Block 1801, Lots 3-5 (146 Kinderkamack Road, 94 Berthoud Street, Perry Street) and Block 1802, Lots 1-7 (142, 140, 138, 136, and 132 Kinderkamack Road, 87 Madison Street, 94 Perry Street)] and/or the redevelopment of the Sony site (Block 301, Lot 1, 1 Sony Drive).
4. Copies of any and all text messages sent and received from June 1, 2014 to present between Council President Matthew Capilli and Mayor Keith Misciagna (both as mayor and council member) or David O'Sullivan regarding the Park Ridge Transit Redevelopment Project [Block 1801, Lots 3-5 (146 Kinderkamack Road, 94 Berthoud Street, Perry Street) and Block 1802, Lots 1-7 (142, 140, 138, 136, and 132 Kinderkamack Road, 87 Madison Street, 94 Perry Street)] and/or the redevelopment of the Sony site (Block 301, Lot 1, 1 Sony Drive).

All records requested in email form as per *O'Shea v. Township of Fredon (Sussex)*, GRC Complaint No. 2007-251 (April 2008).

REYNOLDS LAW GROUP LLC

94 South Finley Avenue

Basking Ridge, NJ 07920

(908) 367-9060

Scott E. Reynolds (Attorney ID #026621999)

Attorneys for plaintiff,

Borough of Park Ridge

IN THE MATTER OF THE APPLICATION
OF THE BOROUGH OF PARK RIDGE, A
Municipal Corporation of the State of New
Jersey,

Plaintiff/Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: BERGEN COUNTY
DOCKET NO.: L-6030-15

CIVIL ACTION

MOUNT LAUREL

**ORDER GRANTING MOTION TO
OBTAIN DISCOVERY FROM
DEFENDANT-INTERVENER
HORNROCK PROPERTIES, MPR, LLC**

THIS MATTER having been opened to the Court by plaintiff, Borough of Park Ridge (“Borough” or “Park Ridge”), by way of Motion (the “Motion”) to Obtain Discovery from Defendant-Intervener, Hornrock Properties, MPR, LLC (“Hornrock”), on notice to all counsel of record in this proceeding; and the Court having considered the moving papers and any opposition submitted thereto, and for good cause having been shown; and for the reasons set forth on the record,

IT IS ON THIS ____ day of _____, 2017,

ORDERED that the Motion be and hereby is granted; and it is further

ORDERED that, within seven (7) days of the date of this Order, in its sole and absolute discretion, the Borough may serve on Hornrock, with a copy to each party of record in this proceeding, Requests for the Production of Documents, Interrogatories, Requests for Admissions and no more than two (2) Notices of Deposition, authorizing the taking of depositions of

representatives of Hornrock to be selected at the sole and absolute discretion of the Borough; and it is further

ORDERED that, notwithstanding any deadlines that may be otherwise established by the New Jersey Court Rules for the service of responses and objections to discovery devices, Hornrock shall provide written responses and objections, if any, and responsive documents, if applicable, on or before thirty (30) days after service of the discovery devices authorized in the second decretal paragraph of this Order; and it is further

ORDERED that a copy of this Order shall be served on all counsel of record in this proceeding within _____ days of the date of this Order.

Menelaos W. Toskos, J.S.C.

Opposed: _____

Unopposed: _____

REYNOLDS LAW GROUP LLC
94 South Finley Avenue
Basking Ridge, NJ 07920
(908) 367-9060
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Opposed: _____

Unopposed: _____
