

March 2, 2023  
121 Evergreen Rd  
New Egypt, NJ 08533

The Plumsted Township Committee meeting of March 2, 2023 was called to order by Mayor Bowen.

**STATEMENT:** "This meeting is being held in compliance with the Open Public Meetings Act." It was presented for publication to the Asbury Park Press and posted on the Bulletin Board.

**THOSE OFFICIALS PRESENT:**

COMMITTEEMAN CUOZZO COMMITTEEMAN GRILLETTO MAYOR BOWEN  
ATTORNEY CIPRIANI CLERK WITHAM

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN CUOZZO, RESOLUTION NO. 2023-142 AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT WAS ADOPTED. ROLL CALL VOTE: ALL AYES.

The committee returned from Executive Session. A second roll call vote was taken. Committeeman Hammerstone arrived during the Executive Session and Mayor Marinari for the Regular Session.

Mayor Bowen asked everyone to rise for the flag salute followed by the invocation led by Reverend Jim Gutacker.

The mayor said today's agenda is a short agenda. Bowen said a year ago the township committee was notified that the fire district would be discontinuing EMS service as of March 31st. What a difference a year makes. Most of you know that the referendum passed 4 to 1 approving and extending the EMS service in Plumsted. He and Committeeman Grilletto have already started meeting with the fire district and the State to find ways to strengthen EMS services for years to come.

Bowen spoke about meeting with Ocean County Engineers. Some of the topics discussed were repaving of County roads; adding flashing lights at crosswalks, particularly near schools; adding a sidewalk on Jacobstown Road from the Lennar entrance to the sidewalks downtown; the timing of traffic lights, particularly at 537 and Evergreen Road; and the ability to restrict 528 downtown to local delivery trucks only so there are not as many trucks going through downtown. We are aware of the safety issue of trucks going through our small downtown. The township has been notified that because it is an NJDOT series 500 roadway, it has to be signed off in Trenton. The township has begun discussions with DOT in Trenton. We will keep you updated.

The township committee recognizes that many people want to be heard about the PILOT program at Lennar and we will be scheduling additional meetings for discussion of the PILOT program only. The first meeting will be held on March 20, 2023 at 5:30 pm in the municipal building.

Bowen said he would like to clarify a public comment that was made at the February 9, 2023 meeting. The public comment implied that complaints are handled differently, depending on who makes the complaint. Since the beginning of 2022, all complaints that come into the

township are handled the same way. First, they go to the Municipal Clerk's Office who sends them directly to our outside counsel. Outside counsel reviews, handles and responds to them. It does not matter who sends them, what the relationship is, or what it is about, it goes directly to outside counsel to review. Any recommendations come to the township committee only after independent review by outside counsel.

Bowen said as far as the agenda, there are 3 ordinances that are up for second reading and public comment, 1 ordinance is up for introduction, the consent agenda and 2 add-on resolutions. Bowen asked if there were any comments or reports from the township committee.

Deputy Mayor Marinari said he had announced at the last meeting that his wife, Janet, had cancer. She had surgery yesterday and there was a cancerous mass, but it was benign. He spoke about how the community had responded by "wrapping their arms around my wife and 2 sons" 30 years ago when he had cancer. He said Janet is a wonderful individual and had more prayers and good wishes during this time. If there is any power in prayer, it worked. He thanked everyone for all they did.

Committeeman Grilletto said that Senior Outreach Services (SOS) has been approved for a \$10,000 grant. The American Legion is having a breakfast this Sunday. Everyone is welcome. The cost is \$12. Spring cleaning is coming up in Paradise Park and the downtown planters.

Grilletto spoke about Recreation and that they are exploring the possibility of having a trust fund so that if all budgeted funds are not used one year, they may be placed in a trust and used the following year. That way they could combine funds and use the money for a larger project.

Committeeman Cuozzo said he met with SOS several times this month. It was good to meet with them to understand issues they are having. He encourages everyone to get involved in their various activities.

Cuozzo spoke about the new MUA Chairman. The same 5 people are on the board but at their reorg meeting, they voted to appoint a different board member as the chairman of the MUA. Lennar resident Brian Kubiel is now the chairman. The board has been handling a situation that has a lot of moving parts and things that are in transition.

Cuozzo gave credence to Deputy Mayor Marinari who took a hard stance at the last meeting at the phone-it-in approach that some of the contractors were taking. All professionals attended the meeting in person and it went much better. Some things were put into place that will speed along some of the answers that both the board and the township residents are requiring.

Cuozzo further discussed the downtown truck traffic. He has spoken with the police department and Sheriff's department. He believes the county will try and have a sheriff patrol some mornings which will deter some of the speeding larger trucks. It would be great if we could get that whole truck route to change.

Cuozzo is very excited about issues being brought up by the residents of Lennar regarding the PILOT program. He and Grilletto have met with our finance department and bond counsel. It is our goal that things be fair and that things be right and we are going to put the work into making sure that is exactly what happens.

Committeeman Hammerstone said he and Cuzzo are working on a coalition to get small businesses together throughout Main Street and outside of Main Street that will hold quarterly meetings to exchange ideas or anything the township committee can do to assist small businesses in town, especially those on Main Street. He said he visited with multiple business owners over the last couple of weeks and everybody seemed very positive to the idea. He is looking forward to working with them to improve Main Street.

Cuzzo further commented on this. We would like to have an open channel of communication, both supporting them and hearing back from them, to do our best to help them. We do not think it is going to be possible to have the downtown we want to have without the input of local businesses. Hammerstone, as a business owner, and I are looking forward to working on improving things for the small businesses in town, so we have formed a new committee...the Job Creators Committee.

Marinari thanked Cuzzo for his comments on the MUA. He said that he did make a comment that night that the previous three officers stepped into a real whirlwind because there was a brand new sewer system, the members that had initiated and worked through most of the MUA had left for various reasons, both jobwise and location wise. At that time, it was left to the Deputy Chair. She was there alone and added four new members. They had a large amount of work ahead of them with setting up the new sewer system. He thanked them for all they did. He believes this is a new group that is building on the foundation the older group established for them and wishes them the very best. We will move forward and get all of these questions answered.

Grilletto commented on Hammerstone and Cuzzo's idea of a Job Creation Committee and his ideas about financial incentives to bring small business to the downtown area. He had done that with his properties during COVID for those having a hard time paying rent. You are looking at small businesses which employ people and are the basis of this country's small businesses. Cuzzo thanked Grilletto for his recommendation. They will definitely consider it.

Cuzzo said he wanted to echo what the Mayor brought up about the fire company and EMS. He complimented Mr. Heller for his presentation and the fire department and EMS. There were a lot of questions but everyone was well informed. They deserve commendation about getting the word out; it shows by the vote totals.

Bowen announced that March is Women's History Month. It recognizes the achievements of women in all facets of life. He thanked all the women personally and professionally in the community for all the day to day contributions that make it a great place to live.

#### **CORRESPONDENCE:**

Bowen said the township committee has received approximately 40 letters requesting censure of one of the committee members. They were forwarded to township counsel. Attorney Cipriani said she will review the items received and provide a report to the governing body.

Bowen said there has been a request from the public to change the date of the April 2023 meeting, as it is on Maundy Thursday. He said the request has been received and the committee will look at it.

Bowen said there are two add-on resolutions; 2023-152, a transfer resolution; and 2023-153, appointing a new municipal judge.

#### **MINUTES FOR APPROVAL:**

Bowen asked for any comments on the minutes, there were none.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY COMMITTEEMAN CUOZZO, THE MINUTES OF THE EXECUTIVE/WORKSHOP/REGULAR SESSION OF THE 10/6/22 MEETING WERE PASSED. ROLL CALL VOTE: ALL AYES, EXCEPT COMMITTEEMAN HAMMERSTONE ABSTAINED.

ON MOTION OF COMMITTEEMAN GRILLETTO, SECONDED BY DEPUTY MAYOR MARINARI, THE MINUTES OF THE EXECUTIVE/WORKSHOP/REGULAR SESSION OF THE 11/3/22 MEETING WERE PASSED. ROLL CALL VOTE: ALL AYES, EXCEPT COMMITTEEMAN HAMMERSTONE ABSTAINED.

#### **ORDINANCE: Second Reading/Public Hearing**

Bowen opened up the public hearing for Ordinance No. 2023-01. There were no comments.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, THE PUBLIC HEARING ON ORDINANCE NO. 2023-01 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK FOR CALENDAR YEAR 2023 (N.J.S.A. 40A: 4-45.14) WAS CLOSED. ROLL CALL VOTE: ALL AYES

Cuozzo provided a summary of the ordinance.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, ORDINANCE NO. 2023-01 WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES

Bowen opened up the public hearing for Ordinance No. 2023-02. There were no comments.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN CUOZZO, THE PUBLIC HEARING ON ORDINANCE NO. 2023-02 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY ENTITLED “AN ORDINANCE TO ESTABLISH SALARIES FOR VARIOUS OFFICIALS OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY REGULATING THE MANNER OF PAYMENT OF SAME” WAS CLOSED. ROLL CALL VOTE: ALL AYES

Cuozzo provided an explanation about ordinance 2023-02.

ON MOTION OF COMMITTEEMAN HAMMERSTONE, SECONDED BY COMMITTEEMAN GRILLETTO, ORDINANCE NO. 2023-02 WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES

Bowen opened up the public hearing for Ordinance No. 2023-03. There were no comments.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, THE PUBLIC HEARING ON ORDINANCE NO. 2023-03 – AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 19-6.3 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED “DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR WAS CLOSED. ROLL CALL VOTE: ALL AYES

Cuozzo provided an explanation about ordinance 2023-03.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, ORDINANCE NO. 2023-03 WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES

#### **ORDINANCES: Introduction**

Bowen said there is one ordinance to introduce tonight. The second reading will be at the April meeting.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, ORDINANCE 2023-04 - AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 15 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED "ZONING" SO AS TO AMEND SECTION 15-14.21, ENTITLED "SUPPLEMENTAL DESIGN STANDARDS AND MANAGEMENT PROGRAMS" WAS INTRODUCED. ROLL CALL VOTE: ALL AYES.

Bowen asked if there were any questions on the consent agenda.

Cuzzo commented on Resolution 2023-150 regarding a raise for Police Secretary Cyndi MacReynolds. He wants to publicly commend her for the good job that she does. He does not want to pull the resolution, he just wants to endorse it. It is well-deserved and he thanked her.

**RESOLUTION ON THE CONSENT AGENDA:**

**THE FOLLOWING RESOLUTIONS ON A CONSENT AGENDA ARE CONSIDERED ROUTINE AND SHALL BE ENACTED BY ONE MOTION. SHOULD ANY MEMBER OF THE TOWNSHIP COMMITTEE SEEK SEPARATE DISCUSSION OF ANY ITEM, THAT ITEM SHALL BE REMOVED AND DISCUSSED SEPARATELY. THE FOLLOWING RESOLUTIONS WILL BE VOTED ON IN ONE VOTE.**

**RESOLUTION NO. 2023-143** - AUTHORIZING THE ISSUANCE OF CHECKS FOR THE REDEMPTION OF TAX SALE CERTIFICATES

**RESOLUTION NO. 2023-144** – AUTHORIZING PAYMENT OF SEWER LOANS

**RESOLUTION NO. 2023-145** – APPROVING THE PUBLIC DISPLAY OF FIREWORKS AT LAURITA WINERY FOR DATES APRIL THROUGH NOVEMBER 2023

**RESOLUTION NO. 2023-146** – AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF PLUMSTED AND THE COUNTY OF OCEAN FOR THE FY2023 OCEAN COUNTY SHERIFF'S TRAFFIC ENFORCEMENT PROGRAM

**RESOLUTION NO. 2023-147** – AWARDING A PROFESSIONAL SERVICES CONTRACT TO THE FIRM OF ROTHSTEIN, MANDELL, STROHM, HALM & CIPRIANI AS TOWNSHIP ATTORNEY

**RESOLUTION NO. 2023-148** – AUTHORIZING THE RENEWAL OF A CONTRACT WITH AETNA FOR EMPLOYEE DENTAL COVERAGE IN 2023 FOR THE TOWNSHIP OF PLUMSTED

**RESOLUTION NO. 2023-149** – AUTHORIZING TOWNSHIP ENGINEER ENVIRONMENTAL RESOLUTIONS, INC. AS PROJECT ENGINEER FOR THE STORMWATER POLLUTION PREVENTION PLAN

**RESOLUTION NO. 2023-150** – AUTHORIZING AN INCREASE FOR CYNTHIA MACREYNOLDS AS POLICE SECRETARY

**RESOLUTION NO. 2023-151** – SUPPORTING THE MORATORIUM ON THE CONSTRUCTION OF OFFSHORE WIND FARMS

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, RESOLUTIONS NO. 2023-143 THROUGH RESOLUTION NO. 2023-151 WERE APPROVED. ROLL CALL VOTE: ALL AYES.

**ADD-ON RESOLUTIONS:**

Bowen asked if there were any questions or comments from the township committee for Resolution 2023-152. There were none.



ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, RESOLUTION NO. 2023-152 – AUTHORIZING A TRANSFER OF APPROPRIATIONS IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:4-59 WAS PASSED. ROLL CALL VOTE: ALL AYES.

Bowen asked if there were any questions or comments from the township committee for Resolution 2023-153. Cuzzo commented on Judge Maestrey's qualifications and his history as a law enforcement officer.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN CUOZZO, RESOLUTION NO. 2023-153 – APPOINTING ARNALDO MAESTREY TO FILL THE UNEXPIRED TERM OF THE PLUMSTED TOWNSHIP MUNICIPAL COURT JUDGE WAS PASSED. ROLL CALL VOTE: ALL AYES.

**MOTION TO CONSIDER:** Witham reviewed the bingo and raffles licenses that were submitted. All of the paperwork was in order and sent to the state for the following:

**Raffles License No. 2023-06:** On Premise Merchandise Raffle for the New Egypt Fire Co. Ladies Auxiliary on 3/11/23  
**Raffles License No. 2023-07:** On Premise 50/50 for the New Egypt Fire Co. Ladies Auxiliary on 3/11/23  
**Raffles License No. 2023-09:** Off Premise 50/50 for the New Egypt BPO Elks #2457 on 6/24/23  
**Raffles License No. 2023-10:** On Premise 50/50 for Jake's Got This on 3/11/23

#### **REPORTS OF DEPARTMENTS AND PROFESSIONALS – March 2, 2023 BILL LIST**

Bowen asked for any comments on the bill list. There were none.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, THE BILL LIST OF MARCH 2, 2023 WAS APPROVED. ROLL CALL VOTE: ALL AYES.

Bowen asked for any old business. Grilletto spoke about introducing an ordinance regarding nepotism. Clerk Witham said it is going to be part of the personnel policy; she is working on the updates for it. When the personnel policy is adopted, it will be all of the policies, including that one. Grilletto said once we have that, we will get additional points from the State.

Bowen asked for any other old business; there was none. Bowen asked for any new business; there was none. Bowen then asked for public comment.

Dominic Griffo, 18 Emerald Drive, New Egypt, provided a letter to the committee that he read into the record. See attached letter from Mr. Griffo. He also provided handouts to the committee that he said support some of the challenges with the PILOT program that were discussed at the last township committee meeting. See the attached handout.

Ed Vienckowski, 256 East Colliers Mill Road, New Egypt, said he would like to encourage everyone to attend a public hearing that the DEP will be holding on March 13, 2023 at 6 pm at Toms River North High School auditorium on the subject of natural resource damages proposed settlement agreement that the DEP is trying to put through for the Ciba-Geigy superfund site. It is currently owned by BASF, the international conglomerate. DEP has finally agreed to have a public hearing. They didn't do that at first. They will be coming and making a presentation and will receive questions and, hopefully, answer those questions.

For those who may not be familiar with the proposal, it was introduced by the DEP on December 3, 2022. They gave 30 days' notice for public comment, which would be around January 3, 2023. Due to public outcry, they agreed to extend that time to February 3rd, but they did not follow the proper protocol. They have not followed protocol in several ways.

Mr. Vienckowski said he is involved with the environmental group Save Barnegat Bay. The group took gross exception to this proposal. We feel that this proposed settlement is woefully underfunded to provide for natural resource damage. The agreement has nothing to do with the cancer cluster that have been settled. In our view, it is very one-sided in favor of the current property owner, BASF. Since the DEP chose not to have a public hearing, we held our own back on January 25th in the auditorium at Toms River North. An endless stream of people told their stories for 2½ hours. They would like those stories to continue at this next public hearing. If you have family or friends or neighbors that were impacted by this environmental atrocity, he would encourage everybody to come out and share your stories.

The property is located on Route 37 near the Manchester border behind the Walmart in Toms River. Buried drums of hazmat materials tainted wells. It ruined the city water supply and created a lot of health issues. The number of children who died was in the teens. Toms River has really been hurt from this. They are our friends and neighbors and we should be helping them. Anyone who went to the beach in the 1980s where the pipeline was dumping was affected. If you are a resident of Ocean County, there is no question you were impacted by this. Please come out and do your civic duty and listen to the DEP and question them. More information can be found at [www.savebarnegatbay.org](http://www.savebarnegatbay.org). There is also a Pulitzer Prize winning book called "Toms River" by Dan Fagin that tells the story of Ciba-Geigy.

Michael Silvestro of Myrtle Avenue said if you change next month's meeting at one person's request based on a religious holiday, you then open the door to any one person of any religion requesting a holiday, and you would be playing hopscotch around every single meeting.

Bowen asked if there were any other public comments. There were none and public comment was closed.

Bowen asked if there were any comments from the committee. Marinari said he didn't think there was a report of police stats. He asked Sergeant Schaal about the four hit and run accident in the January 2023 report. Schaal responded to Marinari's question.

Bowen said the next meeting will be a special meeting regarding the PILOT on March 20, 2023 at 5:30 pm. Witham said that the budget workshop meeting is on March 17, 2023 at 5:30 pm.

ON MOTION OF DEPUTY MAYOR MARINARI, SECONDED BY COMMITTEEMAN GRILLETTO, THE MARCH 2, 2023 MEETING WAS ADJOURNED. ROLL CALL VOTE: ALL AYES.

Respectfully Submitted,



Jennifer Witham, RMC, CMR  
Municipal Clerk

***\*Please be advised that these minutes are adopted pursuant to the Open Public Meetings Act N.J.S.A. 10:4-14. They are not intended to be a verbatim record of the meeting. There is a verbatim recording of the meeting a copy of which may be requested through the Plumsted Township Clerk's Office.***

Good evening, everyone,

Lorraine and I closed on our new home on 11/30/22 and we became a part of the community, CVS is now our pharmacy, our go to spot for coffee is Wawa, our Friday night pizza is ordered from Anthony's, this past week my sister and her husband came for a visit and we had take-out from Twisted Steak, during the week you can find Lorraine at the marketplace and I join her on the weekend for our bigger order, they are a little more expensive than Stop and Shop and Shop Rite but that is OK we want to support our community and of course our visits to Tooties!! We come here tonight to ask our elected officials for help. Just last week we discovered that we are a party to a contract that was negotiated, for over 2 years, between the Township and Lennar to develop an over 55 community. I am sure both sides had great attorneys, financial advisors and at the signing both parties walked away knowing that the agreement were in both of their best interests. It appears that, Lennar will not have to pay real estate taxes during the construction period, they were able to buy the land from the township through a very beneficial transaction, half when they receive a permit and the other half when the C/O was issued, they were able to market a 5-year tax abatement, which we believed was part of the purchase price, and the Township would be able to achieve their 2 main objects, for declaring the area a redevelopment zone, which were to build and improve a much-needed sewer and water system and to support local businesses. The improvements will be financed through the issuance of municipal bonds and the funds needed for the debt service, which we are very pleased to be part of, will be accomplished through utilizing the PILOT PROGRAM which allows the Township to collect PILOT funds, for 30 years. instead of taxes, from the buyers of the completed units. This benefits the Township because after the first 5%, which will be going to the county, and the funds needed for the debt service, they will still be a sizeable amount to be used by the Township at their discretion. As I started in the beginning, we are supporting the community. The Township will have the ability to fix the sewer and water systems, Lennar is selling units, I would consider this transaction a win for Lennar, local business, and the Township.

Now let us address the buyers of the units

We had an informal meeting last night, at the clubhouse, to discuss the Pilot Program and it went as expected, almost everyone at attendance, over 50 people, had no idea that they are a party to a financial agreement between the Township and Lennar or what is a Pilot Program. During the first 5 years the buyers are getting a benefit, which we believed to be part of the purchase price, for being a party to the financial agreement but what happens after that period? What happens to anyone that buys a unit after that period? What will happen to the value of our homes? nowhere were we told that we would not be eligible to apply for a senior freeze, we are an over 55 community, does that make sense? the Anchor program, deducting the payments from our state returns and not being able to file an appeal.

This is our community and we need your help to find a way to do the right thing for the existing owners, of the development, and as important for the future owners. We look forward to having meaningful dialog to address our concerns and to find a solution.

Thank you, Robert and Lorraine Walsh,

18 Aqueduct Blvd, New Egypt 08533



A-2

# Venue at Longview Summary of Pilot Revenue

A	B	C	D	E	F	G	H	I	J	K	L	M	N
Home Type	Montauk Single Family	Saratoga Single Family	Merion Single Family	Belmont Single Family	Duplex Unit 2 Story	Triplex Unit	Triplex Unit Exterior	Average Annual Household Pilot Payment*	Unit Count**	Current Projected Pilot Revenues***	Projected Pilot Revenue**** Year 6-30 @ 55% Freeze	Projected Pilot Revenue @45% Freeze Year 6-30	Projected Pilot Revenue @50% Freeze Year 1 - 30
Estimated Assessed Value	\$308,000	\$315,000	\$333,600	\$373,000	\$275,000	\$245,000	\$255,000						
Tax Rate / Assessed	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80						
Year 1	\$ 4,743	\$ 4,851	\$ 5,137	\$ 5,744	\$ 4,235	\$ 3,773	\$ 3,927	\$ 4,630	452	\$ 2,092,814	\$ 2,092,814	\$ 2,092,814	\$ 1,902,558
Year 2	\$ 4,743	\$ 4,851	\$ 5,137	\$ 5,744	\$ 4,235	\$ 3,773	\$ 3,927	\$ 4,630	452	\$ 2,092,814	\$ 2,092,814	\$ 2,092,814	\$ 1,902,558
Year 3	\$ 4,743	\$ 4,851	\$ 5,137	\$ 5,744	\$ 4,235	\$ 3,773	\$ 3,927	\$ 4,630	452	\$ 2,092,814	\$ 2,092,814	\$ 2,092,814	\$ 1,902,558
Year 4	\$ 4,743	\$ 4,851	\$ 5,137	\$ 5,744	\$ 4,235	\$ 3,773	\$ 3,927	\$ 4,630	452	\$ 2,092,814	\$ 2,092,814	\$ 2,092,814	\$ 1,902,558
Year 5	\$ 4,743	\$ 4,851	\$ 5,137	\$ 5,744	\$ 4,235	\$ 3,773	\$ 3,927	\$ 4,630	452	\$ 2,092,814	\$ 2,092,814	\$ 2,092,814	\$ 1,902,558
Year 6	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 7	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 8	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 9	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 10	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 11	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 12	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 13	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 14	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 15	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 16	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 17	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 18	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 19	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 20	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 21	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 22	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 23	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 24	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 25	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 26	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 27	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 28	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 29	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558
Year 30	\$ 8,624	\$ 8,820	\$ 9,341	\$ 10,444	\$ 7,700	\$ 6,860	\$ 7,140	\$ 8,418	452	\$ 3,805,117	\$ 2,092,814	\$ 1,712,303	\$ 1,902,558

# Venue at Longview Summary of Pilot Revenue

A	B	C	D	E	F	G	H	I	J	K	L	M	N
Home Type	Montauk Single Family	Saratoga Single Family	Merion Single Family	Belmont Single Family	Duplex Unit 2 Story	Triplex Unit	Triplex Unit Exterior	Average Annual Household Pilot Payment*	Unit Count**	Current Projected Pilot Revenues***	Projected Pilot Revenue**** Year 6-30 @ 55% Freeze	Projected Pilot Revenue @45% Freeze Year 6-30	Projected Pilot Revenue @50% Freeze Year 1 - 30
Estimated Assessed Value	\$308,000	\$315,000	\$333,600	\$373,000	\$275,000	\$245,000	\$255,000						
Tax Rate / Assessed	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80	\$ 2.80						
Total 30 Years	\$239,316	\$244,755	\$259,207	\$289,821	\$213,675	\$190,365	\$198,135	\$ 233,611		\$105,591,991	\$ 62,784,427	\$ 53,271,635	\$ 57,076,752

\* Average Annual Household Payment reflects the average of Pilot revenue collected under the current structure based on the equal number of house types.

\*\* Unit Count reflects the total count of houses in the Venue at Longview

\*\*\* Current Projected Pilot Revenues reflects revenue based on the Pilot Program as currently structured

\*\*\*\* Proposed Pilot Adjustment @55% Freeze Years 6-30 reflects one option for restructure of current program.