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February 10, 2022

**Via Federal Express**

Ms. Kristen Olcsvay,  
Secretary to the Zoning Board  
Township of North Brunswick  
710 Hermann Road  
North Brunswick, NJ 08902

**RE: East Ridge NJ, LLC – Bifurcated Use Variance Application  
Route 130 and Nimitz Place a/k/a Block 230, Lot 15**

Dear Ms. Olcsvay:

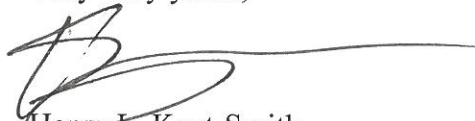
This Firm represents East Ridge NJ, LLC, the Applicant regarding the above referenced property. I am attaching the transcript and exhibits from the last hearing and they are marked as follows:

A201 – 1969 Aerial Map from [historicaerials.com](http://historicaerials.com);

A202 – the March 4, 2014 letter from Kroll Commercial Realty to Joanne Labarbera.

If you have any questions with regard to the above, please do not hesitate to contact me.

Very truly yours,



Henry L. Kent-Smith

HLKS:jfp

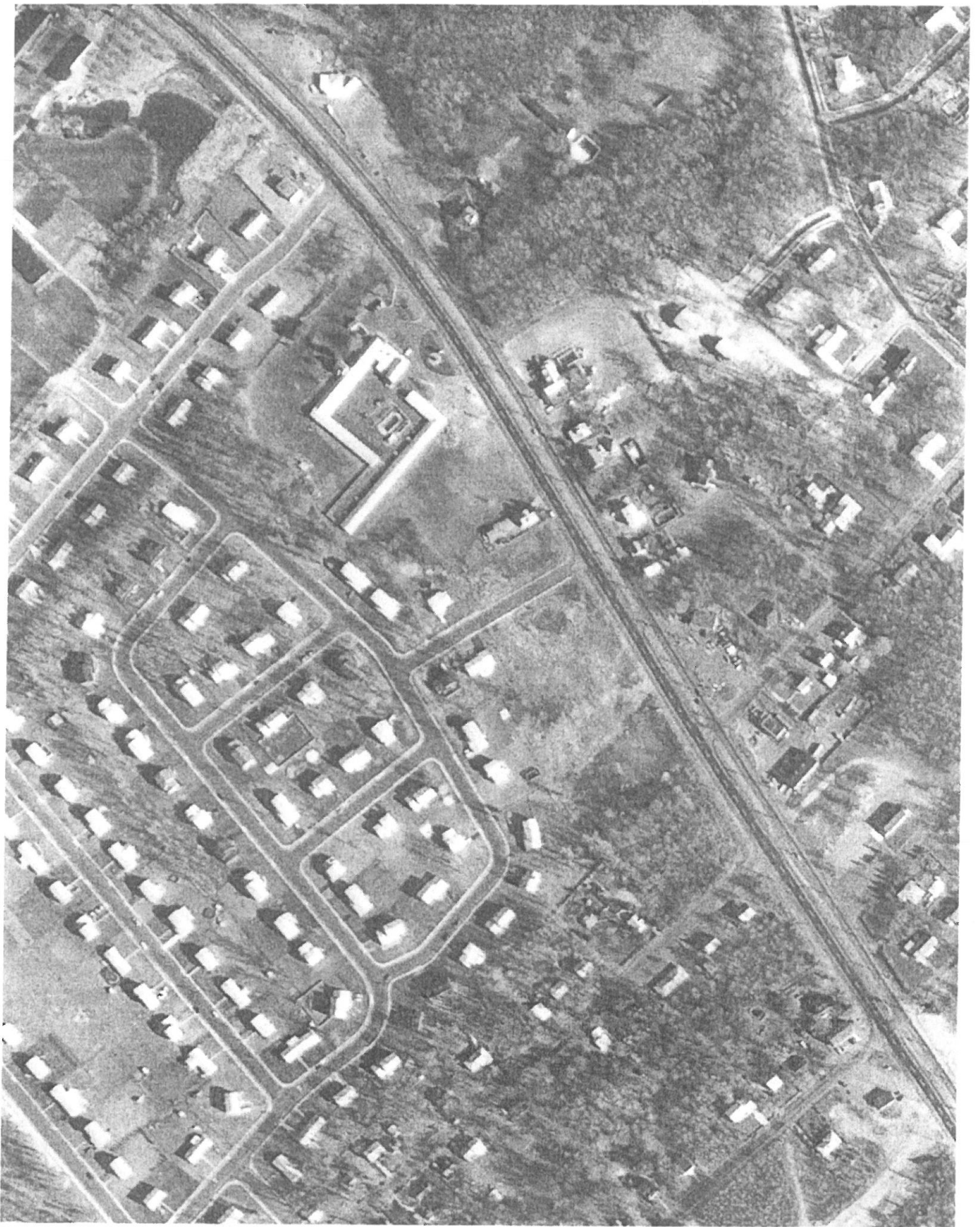
Encl.

cc: Lawrence Sachs, Esq.  
Adam J. Faiella, Esq.

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130456450.1



# **KROLL**

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**[P]: 732-613-8100**

**[F]: 732-613-8166**

**www.krollcommercial.com**

March 4, 2014

Mrs. Joanne Labarbera on behalf  
Of the Estate of Santo Labarbera and  
Sandy Silver  
101 Cricket Hill Circle  
Princeton, NJ 08540

**RE: Block 230, Lot 15 and Blocks 235 Lots 9.01, 10, 11 and 12  
On the Tax Maps of North Brunswick Township, NJ  
Located on Route 130 and Nimitz Place in North Brunswick  
Township.**

Dear Mrs. Labarbera:

I hope all is well with you. On 2/16/2014 you sent us an email cancelling our Exclusive Brokerage Agreement for the sale of your property, referenced above. We regret that we were unable to find a Purchaser for your property. We believe the depressed economic conditions we have been experiencing for the last several years are the major contributing factor.

In accordance with our Exclusive Agreement we wish to register with you the following persons and organizations to whom we introduced your property:

1. Divyakant (David) Patel
2. Divya Properties
3. Mary Petti- Prudential Properties
4. Idrees Baba
5. Joe Plotnick- Weichert Realtors
6. Market Metrics
7. Manny Patel
8. Stephanie Groves
9. TD Bank
10. LKMFSolutions
11. Lakme Kota
12. Jim Mailloux, Market Metrics
13. Julie Tkachenko
14. Gary Tkachenko
15. John Jakominich- Toll Brothers
16. Abdul Bhamie
17. Devs Foods
18. Burger King
19. Popeyes

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or withdrawal without notice.

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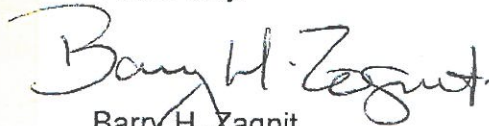
20. Lina Firetto
21. RPM Development
22. Charles Crowe
23. Children of America
24. Manoj
25. Akiva Elazary- The Lightstone Group
26. Krishna Reddy
27. Steve Kaye
28. Michael Levitt- Levco Development, Inc.
29. Fred Rothman- Lennar
30. Irv Wander- Pines at Monroe
31. Arvo Prima- Prima Corp.
32. Scott Slagle- The Baker Group
33. Hovnanian Companies
34. Michael Lerman- Mark Built Homes
35. Alan Schechtman- Redco Property Company
36. John Atkinson- Atkinson Development Group
37. Bill Rogove- Windsor Companies. LLC
38. Robert Neiderer- Toll Brothers
39. Brendan McBride- RPM Development
40. Ben Wells- Kaplan Development Group
41. Curtis Reilly
42. Joseph Cellars- University LLC
43. Christopher White- Lennar
44. Charles Tint- Premier Development
45. David Holland- The Shelter Group
46. Daymond Woolf- Matzel & Mumford
47. Frank Coppotelli
48. Gary Rieder- The Rieder Organization
49. Howards Weinerman- Newstar Homes
50. Irwin Nudelman- MG Group of Companies
51. Igor Orak, Esq.
52. Herry Bozzone- Recon Services
53. Joe Florentine- Shore Capital Group
54. John Fisher- K. Hovnanian
55. John Jackominich- Toll Brothers
56. Joseph Lipinovski- Hovnanian
57. John Mooritz- Matzel & Mumford organization
58. Jamie Mazzola-Watson- Edgewood Properties
59. Joe Marano- Marbridge
60. Jose Rosario- Rosmar Industries
61. Gerald Richter- Richter Real Estate
62. James Steuterman- Toll Brothers
63. Michael Cebula

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64. Marcia Minton- Wolfson Group, Inc.
65. Myerill Ross-
66. Merrill Tilker
67. David Shah
68. Paul Cosine- Tyler Homes
69. Robert Berlant- First NJ Real Estate Network, Inc.
70. Randy Csik- American Properties
71. Bob Rosenshine
72. Sam Milron- Millwood Assoc.
73. Jack Werbler- Regal Homes
74. Shawn Braiting- Toll Brothers
75. Mike Smyth-Midlantic Development co., LLC
76. Alexander Pavlovsky- Spectrum Development, Inc.
77. Nick Pengue
78. Anthony DiGiovanni- Garden Properties
79. Zigga Roshanski
80. Michael B. Jacobus- McBride Corporate Real Estate
81. Arlene Isidro- Rocky Manor
82. Nick DiGiacomo-Montessori School
83. Essie Kronstat
84. Bill Fitzgerald
85. World Wide Child Care Corp.
86. Temple Kane- Children of America
87. Natalie Kozh- Tutor Time
88. Deepak Shah-Shah Associates Investment
89. Robert Rossman-Knowledge Learning Corporation
90. Arvin Patel- Kinder Kastle
91. Teresa Folsom-Kindercare Corporate office
92. Steve Kantor- Keller Williams
93. Stanley Miznn
94. Geri Baer- Century 21
95. Jeanne Suelby
96. Frank Gagliano
97. Anthony Francisco

Please contact us if you have any questions or require assistance.

Yours truly,



Barry H. Zagnit  
Sales Associate

Cc: Adrian Kroll