



Dennis P. Liloia  
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March 14, 2018

**via hand delivery**

Andrew Casais  
Borough Clerk  
Roselle Park, New Jersey  
110 East Westfield Avenue  
Roselle Park, NJ 07204



**Re: Council meeting March 15, 2018**

Dear Mr. Casais:

Representatives of Capodagli Property Company, LLC ("CPC"), hereby notice the intent to appear and request to be heard during Executive Session of the Borough Council meeting scheduled for March 15, 2018, related to the Borough's Council discussion regarding the Redevelopment Study and Redevelopment Plan consisting of Block 610, Lots 1 & 3.

As the contract purchaser of the property identified as 10 W. Westfield Avenue, comprised of Block 601, Lots 1 & 3, CPC is an interested party who is entitled to appear and speak to Council on the basis that discussion amounts to contract negotiations potentially affecting CPC's interest.

We understand that Resolution 311-16 was adopted on December 19, 2016, designating Benecke Economics to undertake a study to determine whether Block 610, Lots 1 & 3, qualified as an area in need of redevelopment. By Resolution 156-17 adopted on May 18, 2017, the Municipal Land Use Board ("MLUB") was directed to undertake a preliminary investigation to determine if the area qualifies as being in need of redevelopment. After the MLUB, by adoption of a resolution, approved the study and recommended formal designation by the Council, on October 19, 2017, the Borough Council adopted Resolution 293-17, formally designating the property as an area in need of redevelopment and directed the MLUB to prepare a Redevelopment Plan.

The Borough is familiar with CPC having designated CPC as the Redeveloper of property known as 220 – 250 W. Westfield Avenue, comprised of Block 314, Lots 8 -12. CPC secured MLUB site plan approval in August 2016 for that project and construction is underway. Said property was included within the Redevelopment Plan entitled "West Westfield Avenue, Redevelopment Plan I, Borough of Roselle Park," which plan was adopted on June 8, 2016, five months after the

Council designated the properties as an area in need of redevelopment. Simultaneous with the adoption of the Redevelopment Plan CPC was designated Redeveloper under a Conditional Redevelopment Agreement.

In a similar fashion, as contract purchaser CPC requests the Council take immediate formal action designating CPC as the Redeveloper of Block 601, Lots 1 & 3 for a period of twelve (12) months.

Thank you.

Very truly yours,



Dennis P. Liloia

cc: Mayor Carl Hokanson  
Councilman Thos Shipley  
Councilwoman Charlene Storey  
Councilman Eugene Meola  
Councilman Joseph Petrosky  
Councilman William Fahoury  
Councilman Michael Connelly  
Joseph Bauman, Esq.