



# Pequannock River Coalition

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March 3, 2016  
Mayor and Council  
Borough of Bloomingdale  
101 Hamburg Turnpike  
Bloomingdale, NJ 07403

To Whom It May Concern;

The Pequannock River Coalition has reviewed two reports produced by the Otteau Group and Richard B. Reading Associates related to the rezoning of Federal Hill.

We have one very specific question on the report by Reading Associates. In this report, we find the following statement:

“Additional Revenues - In addition to the annual and recurring revenues generated by the proposed mixed-use redevelopment, the redevelopment can also be expected to generate one-time non-recurring revenues represented by the deeding of the residential site to the Borough and its subsequent sale to a residential builder for an anticipated sales price of \$10,656,000 (288 market units at \$37,000 per unit) as well as water and sewer connection fees amounting to approximately \$8,800 per residential unit, yielding utility connection revenues of \$3,168,000.”

In questioning Mr. Reading on his basis for this assumption, he stated that he received this information—that a donation of the residential site worth \$10,656,000 would occur—from Mayor Dunleavy.

In the past, we had asked Mayor Dunleavy, via email, to provide confirmation of this land donation. At that time, he stated, "...since it is an application for a zone change, I have been advised that such would not occur."

To clear this up, we ask again, has the Borough received any confirmation that Tilcon or any other party will donate or deed this land to Bloomingdale? How was this confirmed? What, specifically, did the Borough or Borough officials relate to Mr. Reading about this deeding or donation?

If Mr. Reading's report is based on nothing more than speculation, the public needs to be aware of that.

We look forward to your response. .

Sincerely,

Ross Kushner  
Executive Director

cc: New Jersey Highlands Coalition  
New Jersey Sierra Club  
The Record