

From: Mary Comfort
To: jlz@ansellzaro.com
Date: 10/2/2007 3:28:09 PM
Subject: Fwd: Re: Takanassee Beach Club

hey — do you know what the deal is with the parking? can we resolve that?

>>> Mary Comfort 10/2/2007 3:27:32 PM >>>

i don't believe we're asking the applicant for money to maintain/restore the building. i'm working with wolf to get funding from a developer in long branch who has to pay a penalty. i'll let you know when i know more.

i'll let them know about the parking spaces.

>>> Colleen Keller 10/2/2007 2:13:57 PM >>>

I have received revised plans, and Chris said that Mark was interested in taking a look at a copy of the plan. The deadline is 10/7, so I will walk it over this afternoon.

However, there are some pertinent remaining issues that need to be addressed.

1) Historic Structures: What is the status of the movement of the historic buildings on the site? The initial comment from SHPO was that the project would have an adverse effect. I remember the applicant stating that they may have identified an organization that would accept the building(s) (?).

According to my recent conversation w/ Dot Guzzo, she has an alternatives analysis from the applicant, but was waiting for word from Mark to find out what was happening. She stated that they would want possible movement/preservation of the buildings and some kind of monetary contribution to maintain the buildings. Do we know where this stands?

2) Parking: The applicant is proposing 14 townhomes, so they need 28 parking spaces to meet the Traffic rule. However, based on the revised site plan, they now have only 25 parking spaces. So currently it does not meet the parking requirement within the Traffic rule....

From: Mary Comfort
To: Zaro, Jerold
Date: 10/3/2007 9:27:18 AM
Subject: RE: Takanassee

two issues from land use. they reviewed the plan and it appears that the plan is short three parking spaces. according to land use, there are 18 spaces in the area of the townhomes, and 7 in the area of the apartments (total 25 spaces). the rules require 28 spaces. There are 5 spaces along the entrance from Ocean Avenue, but those were proposed to be preserved for public access.

Also, since the proposed development has been revised, revised Subchapter 5 calculations (i.e., proposed impervious/veg cover) are required.

obviously, the sooner, the better.

>>> "Jerold Zaro" <JLZ@ansellzaro.com> 10/2/2007 5:35:16 PM >>>
The Atlanticville is a weekly seen often at the bottom of birdcages
(actually it is one of the best ones)

Tanzman? His family lives in an adjoining high rise is the only link I
can think of

Yes to Trenton. I have been out for 9 days and I am trying to deal with
Breeders' Cup. But yes.....soon

-----Original Message-----

From: Mary Comfort [<mailto:Mary.Comfort@dep.state.nj.us>]
Sent: Tuesday, October 02, 2007 5:04 PM
To: Jerold Zaro
Subject: RE: Takanassee

Atlanticville? is that some major metropolitan newspaper?
and now Roy Tanzman is calling about Takanassee. What's up with that?

i think you need to come to trenton to discuss all of these issues over
lunch. :)

>>> "Jerold Zaro" <JLZ@ansellzaro.com> 10/2/2007 4:59:26 PM >>>
Good news. The Atlanticville called me. Didn't return the call

-----Original Message-----

From: Mary Comfort [<mailto:Mary.Comfort@dep.state.nj.us>]
Sent: Tuesday, October 02, 2007 4:05 PM
To: Jerold Zaro
Subject: Takanassee

hold off on the parking question. look like your guys are probably ok.

From: Mary Comfort
To: JLZ@ansellzaro.com
Date: 10/10/2007 11:06:27 PM
Subject: Re: takanassee

understood. not sure i can get it done without identifying sufficient funding for the restoration and maintenance. and our budget is lean, to say the least. let me see what i can do.

>>> "Jerold Zaro" <JLZ@ansellzaro.com> 10/10/07 5:57 PM >>>
Now restoration?

In fairness, the guy has been leaking money on this project like a sieve. He has also had to scale the scope of the project back significantly. So he's been taking the worst of it on both revenue and expense

I think we should say he's willing to pay the relocation expense

Jerry
Please Reply to:

jlz@ansellzaro.com.

Sent from my BlackBerry Wireless Handheld

----- Original Message -----
From: Mary Comfort <Mary.Comfort@dep.state.nj.us>
To: Jerold Zaro
Sent: Wed Oct 10 13:55:21 2007
Subject: takanassee

had a very good conversation with gail hunton. they're considering taking two buildings * the 1878 boathouse and the second oldest structure * the one with the tower. they've been involved in moving historic structures before, so that will make life a little bit easier when and if we get there. they're looking for funding to restore the structures as well. i might be able to come up with 100k, but i'm not sure i can do better than that. they're only willing to do this if it doesn't cost them any money. is isaac willing to put something toward restoration?

From: Mary Comfort
To: jiz@ansellzaro.com
Date: 11/8/2007 9:31:46 AM
Subject: takanassee

can you make sure your guys are filing their plans with Long Branch? every time anything changes, it has to go to the town as well. making sure we're crossing t's and dotting i's.

From: Mary Comfort
To: jiz@ansellzaro.com
Date: 10/30/2007 4:50:37 PM
Subject: takanassee

meeting with shpo tomorrow morning and then land use to work out details on permit language/conditions. i should know something tomorrow afternoon.

how's the voice holding up?

From: Mary Comfort
To: JLZ@ansellzaro.com
Date: 6/7/2007 9:50:48 PM
Subject: Re: Takanassee

must always hold on to the inner hippie in all of us. i'm assuming there's something left over from back in the day. a tatoo? pierced ear? short-term memory loss? something.

the magazine sounds very very cool.

>>> "Jerold Zaro" <JLZ@ansellzaro.com> 06/07/07 9:45 PM >>>
MAR Magazine (Mid-Atlantic Riviera).....

Long story. Could be fun

We do intend to combat the cynical press by featuring the hip, chic or offbeat side of a philanthropist, governmental official, sportsperson/entertainer and business person each issue.....to show that giving and public service are noble enterprises and can be cool.....encourage others to join the ranks

Can't get the hippie out of me
Please Reply to:

jlz@ansellzaro.com.

Sent from my BlackBerry Wireless Handheld

-----Original Message-----

From: Mary Comfort <Mary.Comfort@dep.state.nj.us>
To: Jerold Zaro
Sent: Thu Jun 07 21:38:49 2007
Subject: Re: Takanassee

i'm assuming by "bought a magazine" you're not referring to the june issue of vanity fair. holy camoly!
now we HAVE to have lunch.

and i'll bring you some tomatoes and basil as well. we can have a taste test.
talk to you soon.

>>> "Jerold Zaro" <JLZ@ansellzaro.com> 06/07/07 9:34 PM >>>
Lunch is a must. Lots to catch up on. Next time I'm down there (or sooner, if no appt)

Bought a magazine.....don't ask. No rhyme or reason

BTW, this old Jewish person is gardening as well.....tomatoes and basil....expecting a bumper crop.....I'll bring you some

See you soon, Mar
Please Reply to:

jlz@ansellzaro.com.

Sent from my BlackBerry Wireless Handheld