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May 11, 2021

Of Counsel
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Via Email: kpringle@pringle-quinn.com

Kenneth E. Pringle, Esquire
Pringle, Quinn, Anzano PC
701 Seventh Avenue
Belmar, New Jersey 07719

GL-30134

Re: Belmar First Aid Squad

Dear Mr. Pringle:

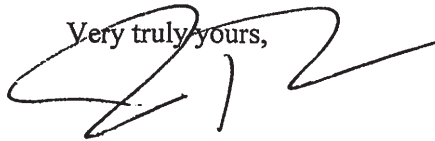
As you are aware this office represents the Borough of Belmar. We are in the process of submitting a bid for the purchase of the property owned by your client, the Belmar First Aid Squad. However as I discussed with you previously, the Borough fully intends to acquire this property either directly from your client or, if necessary, through eminent domain proceedings. At this point we are strongly considering, if necessary, naming either your client or the other presumed successful bidder in those eminent domain proceedings.

We have reviewed the proposed Agreement of Sale which has been made part of the bid documents. Paragraph 19 talks of potential condemnation/eminent domain proceedings. We wish to provide your office on behalf of your client formal notification that certainly Belmar is considering eminent domain proceedings in the future for this property. Therefore we respectfully suggest that you may need to advise any prospective bidders of the Borough's intentions in order to comply with the provisions of Paragraph 19 of the proposed Agreement.

We will be submitting a formal bid early next week, after we have adopted the appropriate Resolution at our meeting on Tuesday, May 18th.

If you have any other questions in the meantime or I could be of additional assistance, please do not hesitate to contact our office.

Very truly yours,



JERRY J. DASTI

JJD/nc

cc: Honorable Mark Walsifer, Mayor [via email mwalsifer@belmar.com](mailto:mwalsifer@belmar.com)
Edward D. Kirschenbaum, Sr., Administrator [via email ekirschenbaum@belmar.com](mailto:ekirschenbaum@belmar.com)
April Claudio, Borough Clerk, [via email aclaudio@belmar.com](mailto:aclaudio@belmar.com)
Bridget A. Dudas, QPA, RPPS, [via email: bdudas@belmar.com](mailto:bdudas@belmar.com)

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May 14, 2021

RE-16533

Via Email: kpringle@pringle-quinn.com

Kenneth E. Pringle, Esquire
Pringle, Quinn, Anzano PC
701 Seventh Avenue
Belmar, New Jersey 07719

Re: Borough of Belmar from Belmar First Aid Squad

Dear Mr. Pringle:

As you are aware this office represents the Borough of Belmar. We will be submitting a Bid to purchase the Belmar First Aid Squad Building and Property. However because of statutory requirements we will not be able to provide the initial deposit of \$250,000.00 dollars.

As the former Mayor of Belmar, I am sure that you can understand that the regulatory requirements and time constraints upon us, before we can issue a deposit of such an amount to purchase property. Because of the severe time constraints imposed by your client in this process, we are unable to adopt the appropriate Resolutions and Ordinance in time to authorize the release of the deposit.

As I am sure you are well aware however Belmar is "good for the money". We will provide the appropriate deposit after all of the necessary regulatory requirements are met. However I am certain that we will not be able to do so by the date that the bids are to be opened.

For that reason, in light of the extreme time constraints imposed by your client in this matter, this bid is being submitted under protest and we reserve any and all rights we have in the event that this bid is rejected or we are not deemed to be the successful bidder.

In addition as I have indicated to you Belmar has advised me that it intends to acquire this property either directly from your client or through eminent domain proceedings. In accordance with our prior correspondence it is our strong recommendation that your client advise any prospective bidder of that possibility, in light of Paragraph 19 of the proposed Agreement of Sale which was prepared by your office and made part of the bid package.

Kenneth E. Pringle, Esquire
Borough of Belmar from Belmar First Aid Squad
May 14, 2021
Page 2

Belmar reserves all rights it has in the event this matter proceeds further.

This letter is of course written without prejudice to any and all rights our client has in the event that the matter proceeds to litigation.

If you wish to discuss this matter, please do not hesitate contact our office.

Very truly yours,

JERRY J. DASTI

JJD/cas

cc: Honorable Mark Walsifer, Mayor, via email: mwalsifer@belmar.com
Edward D. Kirschenbaum, Borough Administrator, via email: ekirschenbaum@belmar.com
April Claudio, Borough Clerk, via email: acaudio@belmar.com
Bridget A. Dudas, QPA, RPPS, via email: bdudas@belmar.com

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◆DC BAR ◆PA BAR ◆MASS BAR
◆NY BAR ◆FL BAR

June 7, 2021

Via Email and NJ Lawyers Service

Jerry J. Dasti, Esq.
Dasti, Murphy, McGuckin,
Ulaky, Koutsouris & Connors
620 Lacey Road
Lacey Township, NJ 08731

**RE: Belmar First Aid Squad, Inc. to the Borough of Belmar
Block 83, Lot 10 414 Ninth Avenue, Belmar, New Jersey**

Dear Mr. Dasti:

This will acknowledge your verbal offer on behalf of the Borough of Belmar (the "Borough") during our telephone conversation on the morning of June 2, 2021, to purchase the above-referenced real property (the "Property") of the Belmar First Aid Squad, Inc. (the "BFAS") for the same \$1,443,000.00 amount (the "Purchase Price") previously bid by Down to Earth Construction, LLC ("Down to Earth").

Although the BFAS believes that Down to Earth's bid price was at the lower range of the fair market value for the Property, and that a higher value would be realized if the BFAS pursued its own subdivision, the BFAS has nevertheless decided to accept the Borough's offer at the Purchase Price, subject to the conditions set forth herein and agreement on the final language of the Agreement of Sale.

The BFAS's additional conditions for the sale of the Property are as follows:

1. Notwithstanding the language of Section 4., "Title," of the Agreement for Sale, the Property will be sold subject to:
 - A. A deed restriction for the benefit of the owners, individually and collectively, of the lots on Blocks 83, 84, 93, 94, which will provide that:
 - (i) the building on the Property shall not be increased in size and that any new or replacement structure shall be built entirely within the envelope of the existing building, as reflected on a current survey of the Property; and
 - (ii) the parking and other impervious surface areas of the Property shall not be increased;
 - B. Deed restrictions for the benefit of the Belmar Historical Society, Inc., which will provide that:
 - (i). In the event the cornerstone dedicated to Frank Mihlon, Jr. and the plaque dedicated to Daniel C. Traverso located on the southerly façade of the building are no longer displayed, they will be removed at the Borough's cost and conveyed to the Belmar Historical Society free of charge.
 - (ii). The Belmar Historical Society, Inc. shall be allowed to install on the large rock at the southwesterly corner of the Property a large plaque commemorating the founding and 93 years of service provided by the BFAS to the Belmar community, and listing thereon the names of each of the life members. The deed restriction will further provided that at such time in the future that the Property is no longer used for emergency services, the rock and plaque shall be moved at the Borough's cost to a location satisfactory to the Belmar Historical Society at Memorial Park on Main Street between Twelfth and Thirteenth Avenues.
2. The range/stove, refrigerator(s) and generator and any vehicles, furniture, equipment or other items of personalty belonging to the BFAS or its members will not be conveyed, and will be removed by the BFAS prior to the closing.

June 7, 2021
Page Three

If these conditions are acceptable to the Borough, we will make the necessary changes to the Agreement for Sale and forward it to you for your review and signature by the appropriate representative of the Borough.

Kind regards,

PRINGLE QUINN ANZANO, P.C.

By: 
Kenneth E. Pringle, Esq.

Cc: Board of Directors of the Belmar First Aid Squad, Inc.

BELMAR FROM BELMAR FAS

2 messages

Jerry Dasti <JDasti@dmmlawfirm.com>

Tue, Jun 8, 2021 at 10:02 AM

To: Ken Pringle <kpringle@pringle-quinn.com>, Mark Walsifer <mwalsifer@belmar.com>, "Edward Kirschenbaum (ekirschenbaum@belmar.com)" <ekirschenbaum@belmar.com>, Bridget Dudas <bdudas@belmar.com>, "April Claudio (aclaudio@belmar.com)" <aclaudio@belmar.com>, Patrick Varga <pvarga@dmmlawfirm.com>

Mr. Pringle

Thank you for your 6/7. This letter/email is provided to you w/o prejudice in the event that litigation results. Belmar rejects the deed restrictions set forth on Page Two of your letter (mistakenly referred to as "Page Three), specifically paragraphs 1 (A) (i) and (ii).

There is no legitimate reason for your client to attempt to impose those deed restrictions. Your client would not have tried to impose them upon the developer, Down to Earth, who submitted and then withdrew the bid. That bid clearly, if accepted, would have resulted in the building being demolished, homes being built, etc. There would have been no deed restrictions for the benefit of the Belmar historical Society, Inc., either.

Therefore we cannot understand why your client would try to impose those restrictions on Belmar.

Also, any appliances affixed to the building such as generators, range/stove, refrigerator, etc., are part of the building and should be included in the sale of the building.

Belmar intends to acquire the property, without those restrictions. Now that a p/p has been determined (certainly the FMW of the highest and best use is resolved by the bid from Down to Earth), if we do not receive an adequate response from your client, I believe that Belmar will adopt an ordinance authorizing condemnation of the property.

Please discuss this with your client and advise asap. Thank You.

Jerry J. Dasti, Esquire

jdasti@dmmlawfirm.com <mailto:jdasti@dmmlawfirm.com>

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www.dmmlawfirm.com <http://www.dmmlawfirm.com/>
forkedriver@dmmlawfirm.com <mailto:forkedriver@dmmlawfirm.com>

3 attachments

DMM image004.png
3K

f image005.png
1K

i image006.png
1K

Ken Pringle <kpringle@pringle-quinn.com>

Tue, Jun 8, 2021 at 4:23 PM

To: Jerry Dasti <JDasti@dmmlawfirm.com>, Mark Walsifer <mwalsifer@belmar.com>, "Edward Kirschenbaum (ekirschenbaum@belmar.com)" <ekirschenbaum@belmar.com>, Bridget Dudas <bdudas@belmar.com>, "April Claudio (aclaudio@belmar.com)" <aclaudio@belmar.com>, Patrick Varga <pvarga@dmmlawfirm.com>

Mr. Dasti –

Please see the attached letter in reply to your email below.

Kind regards,

Kenneth E. Pringle, Esq.

Pringle Quinn Anzano, P.C.

701 Seventh Avenue

Belmar, New Jersey 07719

☎ Firm 732-280-2400 Ext. 115 | 📠 Fax 732-280-2402

✉ Email: kpringle@pringle-quinn.com | www.pringle-quinn.com

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PRINGLE QUINN ANZANO, P.C.

Lawyers Who Lead™

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From: Jerry Dasti <JDasti@dmmlawfirm.com>

Sent: Tuesday, June 8, 2021 10:03 AM

To: Ken Pringle <kpringle@pringle-quinn.com>; Mark Walsifer <mwalsifer@belmar.com>; Edward Kirschenbaum (ekirschenbaum@belmar.com) <ekirschenbaum@belmar.com>; Bridget Dudas <bdudas@belmar.com>; April Claudio (aclaudio@belmar.com) <aclaudio@belmar.com>; Patrick Varga <pvarga@dmmlawfirm.com>

Subject: BELMAR FROM BELMAR FAS

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●NY BAR ●FL BAR

June 8, 2021

Via Email

Jerry J. Dasti, Esq.
Dasti, Murphy, McGuckin,
Ulaky, Koutsouris & Connors
620 Lacey Road
Lacey Township, NJ 08731

**RE: Belmar First Aid Squad, Inc. to the Borough of Belmar
Block 83, Lot 10 414 Ninth Avenue, Belmar, New Jersey**

Dear Mr. Dasti:

This will respond to your email of this morning in which you communicated to me on behalf of the Borough of Belmar (the "Borough") the Borough's rejection of the conditions of the Belmar First Aid Squad, Inc. (the "BFAS"), as set forth in my letter to you of June 7, 2021.

Before responding to the comments in your email, I would like to remind you that the BFAS expressly reserved the right to reject all bids. We included this provision to protect the BFAS in the event the bid process did not produce a bid amount in a range that the BFAS deemed fair, or if other circumstances interfered with the bid process or the achievement of the BFAS's objectives in selling the Property. The BFAS continues to reserve all its rights in this matter.

A. Deed Restriction Limiting Further Development of the Property

We reject your contention that "[t]here is no legitimate reason for [the BFAS] to attempt to impose those deed restrictions." The BFAS made clear from the outset of the process that out of gratitude to, and consideration for, the BFAS's neighboring property owners it would not sell the property to any prospective purchaser who intended to expand the existing non-conforming use of the Property. As you know, First Aid or other

emergency services are not permitted uses in the R-75 Zone. Indeed, the BFAS's initial preference was to restrict future use of the property to single family use. Because of the interest the Borough expressed in purchasing the property, the BFAS agreed to broaden its planned deed restriction to enable the Borough to purchase the Property, but on the condition that the Property would be used as it had been in the past.

It was for this reason that the BFAS included in the bid package a requirement that the bidders execute the following Certification:

Certification Regarding Future Development. All bidders must certify by signing this certification that if the Bidder's bid is accepted, the Bidder agrees that the non-conforming use on the property will not be expanded and the property will not be further developed except for charitable activities or lots for single family homes.¹

The Borough submitted this Certification, signed by a Borough official, as part of its bid submission. The BFAS would have rejected the Borough's bid out of hand had it not done so. Moreover, the Mayor & Council have repeatedly represented to the public that they are purchasing the Property for the purpose of providing ambulance services. See June 3, 2021 TAPintoBelmar/Lake Como (quoting Mayor Walsifer, as stating "I had a conversation with Bill Merkler this weekend, and as a Belmar resident, he understands the importance to have the building (as) a public safety building to house Belmar first aid, water rescue and all the training. . . ."). This building, in its current size and configuration, has proven to be more than sufficient to meet the first aid, water rescue and related training needs of the Borough of Belmar.

The deed restriction limiting expansion of the building on the Property is no more than what is reasonably necessary to protect the interests of the BFAS's neighbors by preventing the expansion of the existing use of the property. Obviously, we would not have included this same deed restriction if Down to Earth had proceeded to contract. Such a restriction would have precluded him from building single-family homes, which would have been best for the neighborhood. For that reason, we instead would have required that Down to Earth include a deed restriction requiring that the building be razed and the Property developed solely for single-family homes.

B. Deed Restriction Relating to the Monuments

We expected the most likely outcome of the bid process would be that the high bidder would plan to raze the buildings and construct single-family homes. For that

¹ In the certification for bidders we prepared, the BFAS included a provision to allow further development for "charitable activities" out of deference to the First Baptist Church of Belmar, which has been a next-door neighbor to the BFAS for all 93 years of the BFAS's existence and had expressed an interesting bidding for the Property so that it could broaden its services to our community.

June 8, 2021

Page 3

reason, we addressed the monument issue only by stating that the monuments would remain the property of the BFAS. Indeed, but for the Borough's threats to use eminent domain, that would have been the result. In view of the Borough's decision to purchase the property, however, there is no need to remove the monuments. Because of their historical significance, the monuments should remain in place for so long as the Property continues to be used to provide emergency services, as the BFAS did for the past 93 years.

I am not sure I understand the reason for the Borough's objection to this deed restriction. Surely, the Mayor and Council are not opposed to leaving the Mihlon cornerstone and Traverso plaque in place. And I certainly would hope the Mayor and Council are also not opposed to allowing the existing simple plaque on the rock monument to be replaced with a larger plaque commemorating the BFAS's decades of service to Belmar and listing the names of all its life members. The preparation of this plaque will take time. These deed restrictions will enable the plaque to be installed after the closing, while also providing for the disposition of all three monuments at such time in the future that the Property is no longer used for emergency services.

The BFAS designated the Belmar Historical Society as the beneficiary of this deed restriction because the BFAS will soon be dissolved, and unable to enforce these restrictions should that be necessary. Moreover, the Belmar Historical Society is a highly respected 501(c)3 organization, and the ideal steward to see to the preservation of these items of Belmar history.

C. *The Removal of the Range/Stove, Refrigerator(s) and Generator*

Section 8 of the proposed Agreement of Sale, titled "Condition of Property," made clear that the BFAS was not providing any warranties or representations regarding the Property or the building. We are including this condition now to put the Borough on notice before entering into an Agreement of Sale, that these items will not be conveyed to the Borough as part of the sale of the Property.

Please advise how the Borough wishes to proceed.

Very truly yours,

PRINGLE QUINN ANZANO, P.C.

By: 

Kenneth E. Pringle, Esq.

Cc: Board of Directors of the Belmar First Aid Squad, Inc.

Jerry Dasti

From: Edward Kirschenbaum <ekirschenbaum@belmar.com>
Sent: Tuesday, June 08, 2021 5:37 PM
To: joewentb@gmail.com
Cc: stmomnj@aol.com; Tina Scott; Ryan Dullea; Mark Walsifer; Jerry Dasti; Robert DeMartin
Subject: Belmar First Aid Squad Building
Attachments: 6-8-2021 Pringle to Dasti BFAS Building deed restrictions.pdf

Joe,

Pursuant to our phone conversation on this date I have attached correspondence between Mr. Ken Pringle and the Belmar Borough Attorney Mr. Jerry Dasti.

As discussed, our goal is to get the Belmar Emergency Medical Services housed in the building/property that was donated years ago to the Belmar First Aid Squad for the residents of Belmar by generous benefactors for just that reason.

I wanted to make the Life Members of the former Belmar First Aid Squad aware of some of the difficulties we continue to face in providing EMS services to our community.

I will make myself available to discuss this matter further with you and your members if you need further information.

Eddie

--

Edward D. Kirschenbaum, Sr.
Business Administrator
732-681-3700 ext. 215
ekirschenbaum@belmar.com



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EDWARD R. BONANNO ■
DIANE MAGRAM ▲

June 14, 2021

SENT VIS EMAIL AND NJ LAWYERS SERVICE
JDasti@dmmlawfirm.com

Jerry J. Dasti, Esq.
Dasti, Murphy, McGuckin,
Ulaky, Koutsouris & Connors
620 Lacey Road
Lacey Township, NJ 08731

RE: Belmar First Aid Squad, Inc.

Dear Mr. Dasti:

This will confirm our telephone conversation of Friday, June 11, 2021, during which you advised me that the Borough of Belmar will not accept the deed restriction outlined in my June 7, 2021 letter, because the Borough plans to expand the BFAS's building at 414 Ninth Avenue, in order to consolidate the Borough's three fire companies at that site.

You also advised that the Borough would be instituting condemnation proceedings against the BFAS so that it can acquire the property without any restrictions.

As I stated during our call, this is directly contrary to the representation that the Borough made in the Certification it submitted in support of its bid on May 14, 2021. It is now apparent that the Borough submitted that Certification in bad faith and that the Borough — or at least certain of its officials — has long been planning to take control of the BFAS's property for the purpose of building a consolidated, and ultimately regional, fire and first aid station on the BFAS property.

In addition to the enormous cost to the taxpayers, the Borough's construction and operation of a consolidated station that will house the two ambulances and the Borough's six (6) fire trucks, is a material expansion of the current non-conforming use of the property and will have a profoundly negative impact on the residential neighborhood that surrounds the BFAS property. This impact will only worsen over time as this facility begins providing emergency services on a regionalized basis to surrounding communities.

This is precisely the kind of negative impact on the BFAS's neighbors that our bid process was designed to prevent.

For the foregoing reasons, the BFAS is hereby withdrawing its offer to sell the property to the Borough of Belmar and will contest any effort to condemn the property.

Very truly yours,

A handwritten signature in black ink, appearing to read 'KEP', with a small flourish at the end.

Kenneth E. Pringle

KEP:ch

Patrick Varga

From: Jerry Dasti
Sent: Monday, June 14, 2021 6:33 PM
To: Patrick Varga
Subject: Fwd: BFAS
Attachments: BFAS Time Table 2020-2021.pdf; BFAS Time Table 2020-2021.pdf

Sent from my iPhone

Begin forwarded message:

From: Edward Kirschenbaum <ekirschenbaum@belmar.com>
Date: June 14, 2021 at 5:15:39 PM EDT
To: Joe Walsh <joewemt@gmail.com>, Louie Anderson <stmomnj@aol.com>, Bruce Blattner <blattneremt@gmail.com>
Cc: Mark Walsifer <mwalsifer@belmar.com>, Tina Scott <tscott@belmarpd.com>, Ryan Dullea <rdullea@belmar.com>, Jerry Dasti <JDasti@dmmlawfirm.com>
Subject: Fwd: FW: BFAS

Joe, Mary Louise, and Bruce,

I hope all is well with you and your families. Please see the attached letter we received from your attorneys office regarding the BFAS building. The misinformation is troubling. We have no desire to knock down that building. We want to continue to house the Belmar EMS in that complex. I just want you to know what we are going through in the interest of public safety for our residents. It is sad that the great tradition of the Belmar First Aid Squad for their service and dedication is now punishing the residents they served so proudly for 93 plus years.

I have also attached for your review the communication that led up to the closing of the First Aid Squad between your attorney and ours. You will clearly see that we made every effort to take over the proud tradition of the Belmar First Aid Squad, assume the debt, keep everything in place with the volunteers, trustees, life members, and the paid EMT staff when Fran Hines retired and moved to Florida.

The fabrication and misinformation in the attached letter from Mr. Pringle and on local social media sites is beyond comprehension. Mayor Walsifer and I will meet with you and your members to discuss this matter at your convenience.

E. Kirschenbaum

----- Forwarded message -----

From: Edward Kirschenbaum <ekirschenbaum@belmar.com<mailto:ekirschenbaum@belmar.com>>
Date: Mon, Jun 14, 2021 at 4:30 PM
Subject: Re: FW: BFAS
To: Jerry Dasti <JDasti@dmmlawfirm.com<mailto:JDasti@dmmlawfirm.com>>
Cc: Mark Walsifer <mwalsifer@belmar.com<mailto:mwalsifer@belmar.com>>, Bridget Dudas <bdudas@belmar.com<mailto:bdudas@belmar.com>>, April Claudio <aclaudio@belmar.com<mailto:aclaudio@belmar.com>>
<aclaudio@belmar.com<mailto:aclaudio@belmar.com>>, Tina Scott

<tscott@belmarpd.com<mailto:tscott@belmarpd.com>>

Jerry,

I have no idea as to the information that the Borough is planning to build a firehouse on that property. We can discuss this tomorrow.

On Mon, Jun 14, 2021 at 4:19 PM Jerry Dasti
<JDasti@dmmlawfirm.com<mailto:JDasti@dmmlawfirm.com>> wrote:
Mayor and All

Pls see attached. Looks like litigation will follow

From: John Haulenbeek <jhauenbeek@pringle-quinn.com<mailto:jhauenbeek@pringle-quinn.com>>
Sent: Monday, June 14, 2021 2:58 PM
To: Jerry Dasti <JDasti@dmmlawfirm.com<mailto:JDasti@dmmlawfirm.com>>
Cc: Ken Pringle <kpringle@pringle-quinn.com<mailto:kpringle@pringle-quinn.com>>
Subject: BFAS

Good afternoon,

Attached please find correspondence from Ken Pringle, Esq. in the above matter.

Thank you,

John A. Haulenbeek, Esq.
Managing Partner
Pringle Quinn Anzano, P.C.
701 Seventh Avenue
Belmar, New Jersey 07719
t. 732-280-2400 ext. 150
f. 732-280-7963
<http://www.prangle-quinn.com>

[cid:image001.png@01D7612B.F3FAB1E0]

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Edward D. Kirschenbaum, Sr.
Business Administrator
732-681-3700 ext. 215
ekirschenbaum@belmar.com<mailto:ekirschenbaum@belmar.com>
[https://docs.google.com/uc?export=download&id=1We-fFShxLDCrV5_tX1mKe7ucp36qSzO&revid=0B-

FTq0BCMiCpeXppaDZVSXgvY29JWUN5MExoSXFERGFZaUZNPQ]

--

Edward D. Kirschenbaum, Sr.

Business Administrator

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[https://docs.google.com/uc?export=download&id=1We-fShxLCDCrV5_tX1mKe7ucp36qSzO&revid=0B-FTq0BCMiCpeXppaDZVSXgvY29JWUN5MExoSXFERGFZaUZNPQ]

Jerry J. Dasti †
Gregory P. McGuckin
Christopher K. Koutsouris ◊ Δ
Robert E. Ulaky ∞ †
Christopher J. Connors
Timothy J. McNichols †
Martin J. Buckley
Kelsey A. McGuckin-Anthony
Thomas E. Monahan π
Patrick F. Varga

π Certified Civil Trial Attorney
◊ Certified Municipal Court Law Attorney
∞ Member, National Academy of Elder Law Attorneys
† NJILGA Municipal Law Diplomate
Ω Member of NJ and FLA Bar
‡ Member of NJ and PA Bar
Δ Member of NJ and NY Bar

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Reply to: Forked River Office
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Email Address: jdasti@dmmlawfirm.com

June 28, 2021

Of Counsel
Charles E. Schlager, Jr. †
George F. Murphy, Jr. π Ω
Elizabeth Mackolin Dasti †

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Toms River Office:
506 Hooper Avenue
Toms River, NJ 08754
P 732-349-2446
F 732-349-1590

RE-16533

Via Email: kpringle@pringle-quinn.com

Kenneth E. Pringle, Esquire
Pringle, Quinn, Anzano PC
701 Seventh Avenue
Belmar, New Jersey 07719

Re: Borough of Belmar from Belmar First Aid Squad

Dear Mr. Pringle:

As you are aware, this office represents the Borough of Belmar. This letter is written without prejudice to any and all rights our client has in the event that the matter proceeds to litigation.

We have obtained the title report on the property owned by your client, Belmar First Aid Squad. We anticipate that the Mayor and Council will adopt the ordinance on second reading which will authorize the acquisition of your client's property, either through arm's length transaction or eminent domain proceedings. We wish to confirm that your office has agreed to accept service of process on behalf of the property owner.

The offer to purchase the property still remains. If your client is interested in doing so, without the deed restrictions which your client wants to impose, we will be more than willing to sit down with you and your client.

If you have any further questions, please do not hesitate to contact our office.

Very truly yours,

/s/ Jerry J. Dasti

JERRY J. DASTI

JJD/ww

cc: Honorable Mark Walsifer, Mayor, via email: mwalsifer@belmar.com
Edward D. Kirschenbaum, Borough Administrator, via email: ekirschenbaum@belmar.com
April Claudio, Borough Clerk, via email: aclaudio@belmar.com
Bridget A. Dudas, QPA, RPPS, via email: bdudas@belmar.com