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March 1, 2017

**Via Hand Delivery**

Gregory J. Bonin, Administrator  
Township of Branchburg  
Municipal Building  
1077 U.S. Highway 202 North  
Branchburg, New Jersey 08876

**Re: Second Request for Affordable Housing Development Proposals**

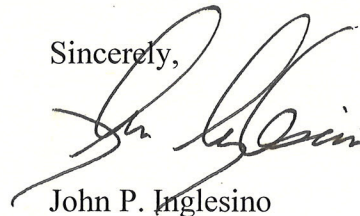
Dear Mr. Bonin:

This firm represents S/K Stoney Brook Associates (“Stoney Brook”), a Defendant-Intervenor in the Declaratory Judgment action filed by the Township of Branchburg (the “Township”). On behalf of Stoney Brook, we are pleased to present a development proposal for an upscale and attractive inclusionary community that will contribute beneficially to the Township’s affordable housing plan and generate a substantial new ratable for the Township with net positive fiscal impacts.

For the Township’s consideration, enclosed herein please find the following: (i) an updated Narrative Statement addressing each item requested in the Second RFP; (ii) a revised Concept Plan prepared by Maser Consulting, P.A.; (iii) Planning Memorandum dated March 11, 2016, by C. Richard Roseberry, P.E., P.P., AICP; (iv) Traffic Generation Comparison dated March 11, 2016, by Gary W. Dean, P.E., P.P.; and (v) sample Architectural Renderings.

We look forward to working amicably with the Township on this proposal. Please feel free to contact me with any questions concerning the foregoing.

Sincerely,



John P. Inglesino

JPI:dwo

Encls.

cc: Christine Cofone, P.P. (via Lawyers Service)  
S/K Stoney Brook Associates (via e-mail)