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State of New Jersey

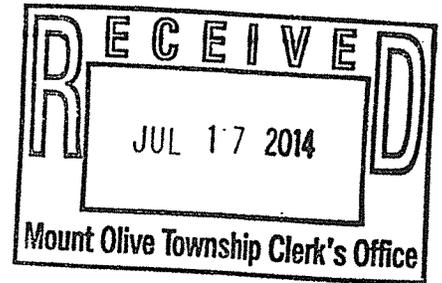
DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE FOR PLANNING ADVOCACY
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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lieutenant Governor

GERRY SCHARFENBERGER, Ph.D.
Director

July 14, 2014



The Honorable Rob Greenbaum
Mayor, Mount Olive Township
PO Box 450
Budd Lake, NJ 07828

Dear Mayor Greenbaum:

The Office for Planning Advocacy (OPA) is currently undertaking an initiative to help municipalities address the vacant corporate campuses located within their boundaries. You are receiving this letter because one or more of these facilities was identified in your municipality. The criterion OPA is using to define a corporate campus is 250,000 sq.ft.+ of built space on 10 or more acres. It is our goal to assist municipalities with all of the resources available to OPA to turn these sites back into revenue generating, job-creating entities that will maximize their use potential to the benefit of every taxpayer. For this, we need your help.

In these challenging economic times, it is important that we find ways to encourage economic activity. Encouraging redevelopment is one strategy and we feel that this partnership will help provide information and strategies that will facilitate activity on these sites. In addition, the adverse impact on municipal revenues and increased demands on services resulting from chronic vacancies is something that most municipalities cannot easily absorb. OPA's goal is to help municipalities navigate the difficult process of positioning vacant corporate campuses in such a way as to attract new occupants and uses.

To help facilitate this initiative, OPA is reaching out to determine the interest and needs of your municipality. We would like to schedule a meeting to discuss the site(s) and how OPA can be of assistance in repurposing the property. Please contact Barry Ableman, Senior Planner with our office to schedule a meeting barry.ableman@sos.state.nj.us or (609) 292-3228.

Thank you for your attention to this matter and we look forward to speaking with you in the near future.

Sincerely,

Gerry Scharfenberger, Ph.D.
Director, Office for Planning Advocacy

c: Municipal Clerk
Planning Board Chair