AMENDMENT TO THE AFFORDABLE HOUSING AGREEMENT FOR THE FUHRMAN SITE AFFORDABLE HOUSING DEVELOPMENT

This **AMENDENT TO THE AFFORDABLE HOUSING AGREEMENT FOR THE FUHRMAN SITE AFFORDABLE HOUSING DEVELOPMENT** (the "**Amendment to the Agreement**") is made and entered into as of the 16th day of May, 2019 by and between the **TOWNSHIP OF GREENWICH**, in Warren County, a municipal corporation of the State of New Jersey (the "**Township**"), with an address of 321 Greenwich Street, Stewartsville, NJ 08886, and **JERC PARTNERS LIX, LLC**, a New Jersey limited liability company, with a mailing address c/o J.G. Petrucci Co., Inc., 171 State Route 173, Suite 201, Asbury, New Jersey 08802 (the **"Developer").**

RECITALS:

WHEREAS, the Developer, through an affiliate, is the contract purchaser of a certain parcel of land within the Township of Greenwich identified as Block 40, Lot 1.01 on the official tax map of the Township (the "**Property**"); and

WHEREAS, J.G Petrucci Co., Inc. and TD+Partners is the Township designated developer of the Property and in furtherance thereof, said entities formed the Developer to act as the development entity on behalf of J.G Petrucci Co., Inc. and TD+Partners; and

WHEREAS, the Township and the Developer entered into an affordable housing agreement dated February 21, 2019 (the "**Affordable Housing Agreement**") under which the Developer will develop 64 units of affordable family rental housing on the Property, together with such other improvements as may be necessary such as ancillary parking, community space, landscaping, curbing, paving and related amenities (the "**Development**"); and

WHEREAS, the Township and the Developer now desire to amend the Affordable Housing Agreement by entering into this Amendment to the Agreement to specify certain details regarding the Development;

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto covenant and agree to add an Article 9 to the Affordable Housing Agreement by this Amendment to the Agreement as set forth below, and Articles 1 through 8 of the Affordable Housing Agreement shall remain in full force and effect:

ARTICLE 9

DESIGN OF THE DEVELOPMENT

Section 1. Site Plan to be Substantially Consistent with Illustrative Concept Plan. The design of the Development and the site plan that is submitted to the Greenwich Township Land

Use Board with the preliminary site plan application by the Developer shall be substantially consistent with the conceptual site plan which is attached hereto as Exhibit A.

Section 2. Architecture and Design of the Buildings. The architecture and design of the buildings in the Development shall be substantially consistent with the architecture and design of the buildings reflected the two architectural rendering exhibits which is attached hereto as Exhibit B, except that the Land Use Board shall have the ultimate choice of cladding design and color, stone design and color, and roof color.

Section 3. Playground Area(s). All playgrounds and playground equipment shall be subject to Greenwich Township Land Use Board review and approval as to material composition and color.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under seal as of the date first set forth above by their duly authorized signatories.

Witness/Attest:

Lisa A. Reed Leindel, RMC, CMR

THE TOWNSHIP OF GREENWICH,
a public body corporate and politic

By: Robert Barron

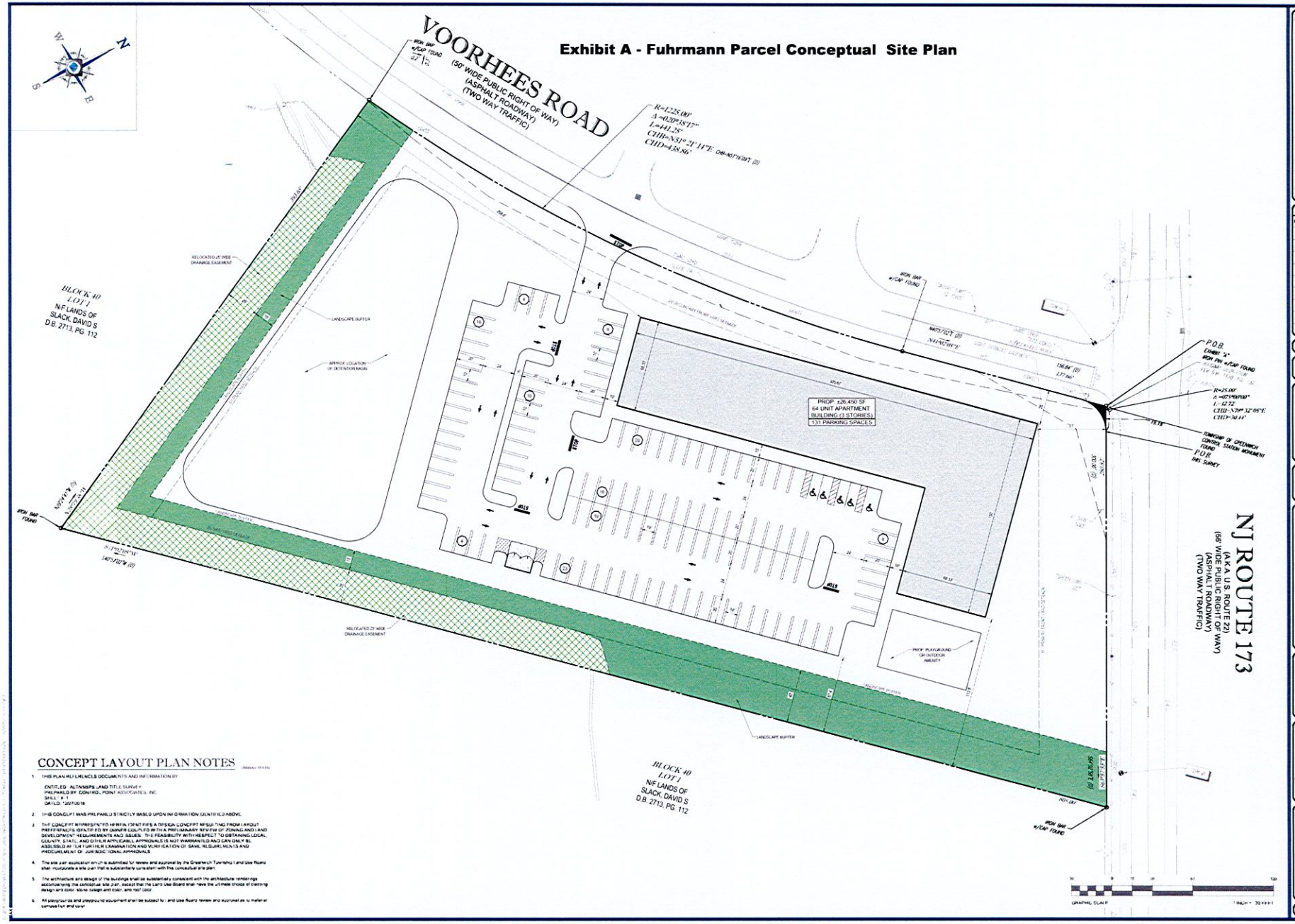
Name:
Title:

JERC PARTNERS LIX, LLC

Della D. Tarantino

By:
Name: Greg Rogers
Title: member manager

Exhibit A - Fuhrmann Parcel Conceptual Site Plan



CONCEPT LAYOUT PLAN NOTES

1. THIS PLAN WAS PREPARED UTILIZING DOCUMENTS AND INFORMATION BY:
   ENTITLED: ALTA/NSPS LAND TITLE SURVEY
   PREPARED BY: CONTROL POINT ASSOCIATES, INC.
   SHEET: # 1
   DATED: 12/27/2018
2. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
3. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
4. The site plan application which is submitted for review and approval by the Greenwich Township Land Use Board shall incorporate a site plan that is substantially consistent with this conceptual site plan.
5. The architecture and design of the buildings shall be substantially consistent with the architecture renderings accompanying the conceptual site plan, except that the Land Use Board shall have the ultimate choice of cladding design and color, stone design and color, and roof color.
6. All playground and playground equipment shall be subject to Land Use Board review and approval as to material composition and color.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SITE/LAND DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV.	DATE	COMMENT	DRAWN BY
1	04/01/2019	REV. PLN CLIENT COMMENTS	ATK BAB
2	04/02/2019	REV. PER C. ENT COMMENTS	ATK BAB

FOR CONCEPT PURPOSES ONLY

PROTECT YOURSELF

PROJECT No.	J180832
DRAWN BY	ATK
CHECKED BY	BAB
DATE	03/28/2019
SCALE	AS SHOWN
CAD I.D.	J180832 CP1 - SUA

PROJECT
CONCEPTUAL SITE PLAN
FOR
J.G. PETRUCCI

PROPOSED MULTI-FAMILY DEVELOPMENT
BLOCK 40, LOT 1.01
ROUTE 173
TOWNSHIP OF GREENWICH
WARREN COUNTY, NEW JERSEY

BOHLER ENGINEERING
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
Phone (908) 668-8300
Fax (908) 754-4401
www.BohlerEngineering.com

B.A. BOHLER
PROFESSIONAL ENGINEER

SHEET TITLE
CONCEPT PLAN 'B'

SHEET NUMBER
1
OF 1

REVISION 2 - 04/02/2019

Exhibit B - Fuhrmann Parcel Conceptual Rendering(1)

Exhibit B- Fuhrmann Parcel Conceptual Rendering (2)