

PUBLIC COMMENTS SUBMITTED AT HIGHLANDS
COUNCIL MEETING ON OCTOBER 17, 2019

My name is Hank Klumpp. I own 150 Acres in the Highlands Preservation Area.

Both Tall Brothers and Solore Enterprises once expressed interest in my property in Lewksbury. However, The Highlands Act ended that saying there was no interest until Highlands regulations are relaxed or removed.

Now, not only is the property value gone - but so is my equity. There is nothing in sight to compensate me.

I have paid the ultimate price and still NO ONE can show me the scientific study that put my property into the Highlands Preservation.

I have the right to see it - but I know it does not exist - It was

POLITICAL - Never SCIENTIFIC

with my property. Now it is
15 years!

Hank Klumpp

24 Longview Rd
Lebanon NJ 08833

Toll Brothers

America's Luxury Home Builder™

Henry & Joan Klumpp
24 Longview Road
Lebanon, NJ 08833

Dear Mr. & Mrs. Klumpp:

I am a Land Acquisition Manager for Toll Brothers Inc. searching for land to purchase that is suitable for building 30 or more luxury residential homes.

Land values are below their recent peaks and are likely to continue to decline. Today your land may be worth more than it will be worth tomorrow. Many major home builders have stopped purchasing land.

TOLL BROTHERS IS STILL PURCHASING LAND

If you are considering selling your property, I am interested in speaking with you.

Toll Brothers Inc., a Fortune 500 company listed on the New York Stock Exchange, builds luxury homes in 22 states. We have the experience to navigate New Jersey's increasingly challenging and complex maze of regulations confronting an owner of raw land who is interested in developing it.

Many people may claim they have the ability to buy your property, although frequently the sale is subject to financing by a third party, such as a bank. The only way to determine if a purchaser is truly capable of buying a property is for the seller to require the purchaser to provide a **Certified Financial Statement** prepared by a Certified Public Accountant. Enclosed is a copy of our annual report; we have the financial resources required to purchase the property.

If you have an interest in selling, you may contact me at 215-938-8206 or dkirk@tollbrothersinc.com.

Sincerely,

David Kirk

David Kirk
Land Acquisition Manager

Hunterdon - Tewksbury Twp
Block 11, Lot 38
October, 2006

Toll Brothers

America's Luxury Home Builder™

October 12, 2006

Henry Klumpp
24 Longview Road
Lebanon, NJ 08833-4501

**Re: Tewksbury Township, Hunterdon County, NJ
Block 11, Lots 38 & 38.01**


Dear Mr. Klumpp,

Thank you for recently expressing interest in selling your Tewksbury Township property on the Cokebury Road.

After evaluating the property, Toll Brothers has decided to pass on any further consideration. I have confirmed that your property lies entirely within the Highlands Preservation District. Since we are only interested in properties where we can build a minimum of 20 single family homes, the restrictions imposed by the Highlands zoning regulations prevent us from proceeding.

Thank you for giving us the opportunity to evaluate the property and good luck with any eventual sale.

Sincerely,



David Kirk
Land Acquisition Manager

Solore Enterprises L.L.C.

P.O. Box 661
Millburn, N.J. 07041

Telephone 973-467-3303
Fax 973-467-3386

August 18, 2006

Henry Klumpp
24 Longview Rd.
Lebanon NJ, 08833-4501

Re: 22 LONG VIEW ROAD, Tewksbury Twp., Lot 12 Block 11 – 39.09 acres
554 COKESBURY RD, Tewksbury Twp., Lot 38 Block 11 – 80.95 acres
24 LONGVIEW RD, Tewksbury Twp., Lot 38.1 Block 11 – 25.72 acres

Dear Hank:

It was a pleasure speaking with you this week about the potential sale of your property in Tewksbury. As discussed, we are seeking property for residential and commercial development and had preliminarily identified your property as a site with potential for development.

As a rule, we generally look to develop property consistent with the land use plan of the local municipality. Your property has great potential if developed within the constraints of the existing land use ordinance thereby maximizing your land value and providing the community with housing that meets their plans.

Usually we would be very interested in discussing a purchase of your property for this purpose. However, since your property is located within the Highland Preservation area there is limited potential for development. Consequently the value of your land is diminished. Since the Highland commission has not issued there permanent rules, we have no way of objectively analyzing the property's development potential. Additionally, based on the information that is available it is difficult to rationalize that your property will ever be able to be developed consistent with the land use plan of Tewksbury Township.

We would be interested in discussing the purchase of your property if the Highland regulations are relaxed or removed. Until then, we will have no interest in your property.

If you would like to discuss this matter further, please feel free to contact me by email or by phone.

Very truly yours,



Roger Gore

Email: rogergore@teamahd.com
Direct line: 973.467.8474 x16



Because Agriculture Matters!

THIS WEEK IN FARM BUREAU

To receive a copy of "This Week in Farm Bureau" electronically, please send your request to opt-in@njfb.org

Ryck Suydam, President
Peter Furey, Editor

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Phone: 609-393-7163
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GOV'S STAFF: Governor Murphy's key advisors appeared as a panel before a breakfast meeting of the state's two largest business trade groups on Thursday this week. It was an opportunity to have the staffers explain their outlook on governance, touting as expected the not quite two year track record of the new governor. Speaking separately and then taking questions were: Kathleen Frangione, chief policy advisor; Joe Kelly, deputy chief of staff for economic growth; and Matt Platkin, chief counsel to the governor. Hosting the panelists before a packed room of business people including a Farm Bureau representative were Tom Bracken, president and CEO of the NJ State Chamber of Commerce, as well as Michele Siekerka, Esq., President and CEO of the NJ Business and Industry Association. The event was held at the Crowne Plaza Princeton Conference Center in Plainsboro.

Straight out of the chute ... New Jersey Transit! This administration spends a lot of time on this issue and the complaints arising from this commuter constituency. The panelists also reminded the audience that this governor says economic growth must be accompanied by the principle of fairness and equity to the middle class. There was some acknowledgement of the rift with the legislature, but they also gave an assurance that there was plenty of agreement on issues like paid family leave, sick leave, minimum wage and equal pay for women. Education spending is a Murphy administration priority ... Pre-K, public schools, community colleges, and a plan for Higher Education. Worker training is a big topic, especially "industry partnerships" through the Department of Labor. As with most administrations, state budget/fiscal management is a top priority: "found \$800 mil. in savings ... invested \$1 bil. in new priorities."

But there was nary a word said about small business, agriculture, open space, rural New Jersey or topics related to natural resources. Q&A dealt with transportation, trust fund/gasoline tax, EDA incentives and cannabis bills during lame duck session in Nov.-Dec., the energy master plan, the need for a millionaire's tax and segregation in New Jersey schools. Frozen budget items, including five items for agriculture? Nada. That needs a push: Kathleen Frangione, governor's office: Kathleen.frangione@nj.gov or State Treasurer Elizabeth Maher Muoio: PO Box 002, Trenton, NJ 08625.

WHOLESALE VEGETABLES: Once again, slumping wholesale prices since August have prompted a number of growers to contact Farm Bureau in frustration. With upward cost pressures ever-present, including the prospect of next year's increase in the state minimum wage, what is the outlook for the vegetable deal? Is there any promise for the Jersey Fresh program to lift demand for New Jersey produce in a way that also increases prices received by growers?

Looking at the 2017 Ag Census data, this is a very large business. For the year 2017, there was \$222 mil. in sales among 1,390 farms in vegetables, which included melons, potatoes and sweet potatoes. The wholesale market operations are concentrated in South Jersey counties: Cumberland-\$47.7 mil.; Salem-\$43.6 mil.; Gloucester-\$41.5 mil.; and Atlantic-\$29.5 million. That's \$162.3 mil., or 73% of the state total in just those four counties. Are they making a profit? Or, "just paying bills?"

CORN AND SOYBEANS: The demand for biofuels, a key factor in the price of corn and soybeans, got a boost last Friday by the Trump administration. The EPA and USDA jointly proposed new rules that would increase ethanol consumption beyond the current mandate of 15 billion gallons annually. The rules would also ease the retail sale of E-15, and boost export trade of ethanol to foreign markets. Growth Energy, a Washington based biofuel advocacy group, praised the action. It said in a statement: "This is a victory for rural America, and we are grateful to our champions in Congress, USDA Secretary Perdue, and governors across the heartland. We also thank President Trump for hearing the voices of farmers and biofuel producers."

CONGRESSMAN VAN DREW-ESTATE TAX: NJFB is supporting the efforts of Rep. Jeff Van Drew who has expressed an interest in drafting legislation to eliminate the federal estate tax for farms. Congress enacted a law in 2017 that temporarily doubles the estate tax exemption to \$11 million per person through the year 2025. The legislation also preserves stepped-up basis and continues to allow the transfer of any unused exemption to a surviving spouse. However, unless the changes are made permanent, farmers will continue to divert resources to pay for estate planning and life insurance. Farm Bureau supports making the \$11 million estate tax exemption permanent as a step toward the eventual repeal of estate taxes.