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March 16, 2026

### Via eCourts

Honorable Robert G. Malestein, P.J.Ch.  
Gloucester County Old Courthouse  
1 North Broad Street  
Floor 2  
Woodbury, New Jersey 08096

**RE: In the Matter of the Township of East Greenwich, Gloucester County  
Docket No. GLO-L-139-25**

Dear Judge Malestein:

As the Court is aware, this office represents the Township of East Greenwich with regard to affordable housing matters. As a follow up to the Township's letter filed on March 12, 2026, enclosed, please find an additional document related to item number 14 in the Township's letter - the Veteran's Project construction schedule.

I thank Your Honor for your continued time and attention to this matter.

Respectfully submitted,

*Nancy L. Holm*

Nancy L. Holm

cc: All counsel of record (via eCourts)  
Hon. Julio L. Mendez, J.S.C. (Ret.) (via email)  
Special Adjudicator Kendra Lelie, PP, AICP (via eCourts & email)  
Mayor & Township Committee, Township of East Greenwich (via email)  
Matthew Lyons, Esq., Township Solicitor (via email)  
Richard Hunt, Township Planner (via email)

**From:** [Robert at Albion](#)  
**To:** ["Philbin, James"](#)  
**Cc:** [Nancy Holm](#)  
**Subject:** RE: Veterans Project Timeline  
**Date:** Friday, March 13, 2026 5:34:57 PM

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Confirmed.

Best regards,

Robert Wagner  
President

Albion Global Marketing Limited  
[www.AlbionGlobalMarketing.com](http://www.AlbionGlobalMarketing.com)

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**From:** Philbin, James [mailto:[JPhilbin@eastgreenwichnj.com](mailto:JPhilbin@eastgreenwichnj.com)]  
**Sent:** Thursday, March 12, 2026 9:33 AM  
**To:** Robert at Albion  
**Cc:** Nancy Holm  
**Subject:** Veterans Project Timeline

Robert,

Based on our recent conversation, below is the anticipated development timeline for the Veteran's Project. This timeline will assume a March 16<sup>th</sup> start date.

**Pre-Development Steps - First 60 Days**

- Site Control Documentation Obtained & Reviewed
- Developer Contracts finalized

**Project Implementation - 61 Days - 240 Days (Funding Release Needed for These Costs)**

- Update architecture plans and site plans with new stormwater regulations
- Resubmit for Township approvals
- Submit for County and DEP approvals
- Obtain all necessary approvals and permits
- Bonding must also be secured

**Project Construction - 241 Days to Start**

- Begin water and sewer infrastructure
- Afterwards, begin building construction

Please review and confirm the discussed timeline. Thanks again, for all you support and commitment to this project and East Greenwich Township.

Jim

**Mayor Jim Philbin**

Mayor of East Greenwich Township

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