

AMENDED DEVELOPERS AGREEMENT

AGREEMENT made this 20th day of February, 2025,
the TOWNSHIP OF PENNSVILLE, a municipal corporation of the State of
New Jersey, having its principal offices at 90 N. Broadway,
Pennsville, NJ 08070 (hereinafter referred to as the "Township"),
and DEL VIEW, LLC having its principal offices at 407 Pennington
Titusville Road, Titusville, NJ 08560 (hereinafter referred to as
"Developer"). This Agreement affects all or a portion of real
property known as Block 4504, Lots 7, 21, 36, 36.01, 36.02, 36.03,
36.04, 36.05, and 36.06, Pennsville, New Jersey (the "Property").

W I T N E S S E T H:

WHEREAS, the Developer represents that it owns the Property,
a vacant, approximately 33.666-acre tract located in the
Township's AH Zoning District, designated as Inclusionary Zoning
Sites 3 and 4 in the Township's court-approved Housing Element and
Fair Share Plan; and

WHEREAS, the Township intends to relocate the Property's
affordable housing obligation to an off-site location pursuant to
an amendment to the Settlement Agreement between the Township and
the Fair Share Housing Center dated October 14, 2024 and attached
hereto as Exhibit "A"; and

WHEREAS, the Developer seeks approval to develop the Property

as a 124-unit market-rate single-family residential community contingent upon the relocation of the affordable housing obligation and an amendment to the underlying zoning ordinance; and

WHEREAS, the Township acknowledges its obligation to amend the zoning ordinance for Sites 3 and 4 as part of this agreement;

NOW THEREFORE, the parties to this Agreement for and in consideration of the mutual promises and covenants to each other made and for good and valuable consideration, hereby agree for themselves, their successors and assigns as follows:

1. The Township shall adopt an ordinance amending the zoning for Site #3 and Site #4 to allow the development of a minimum of 124 single-family market-rate residential units in accordance with the bulk standards set forth in the conceptual plan prepared by Boston & Seeberger, and attached to the August 29, 2022, Developer's Agreement as Exhibit A, which agreement was approved by the Township by Resolution 223-2022.

2. The Township agrees to adopt the necessary zoning amendments within 120 days of the Court's entry of an order approving the amendment to the Settlement Agreement between the Township and the Fair Share Housing Center. The Developer and the Township agree to be bound by the testimony, representations, commitments, matters of fact and matters of law that constitute the file and record in this matter.

3. Except as expressly amended herein, all other terms,

STATE OF NEW JERSEY
COUNTY OF SALEM

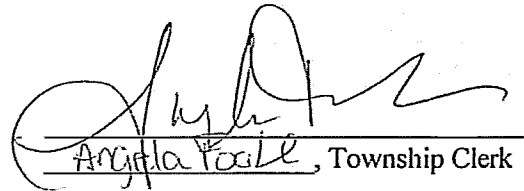
SS.:

I CERTIFY that on _____, 2025,

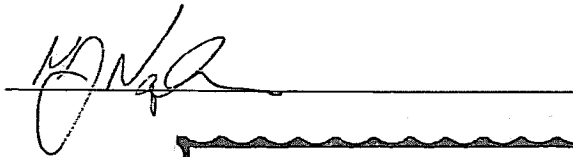
ANGELA FOOTE personally came before me, and this person acknowledged under oath, to my satisfaction, that:

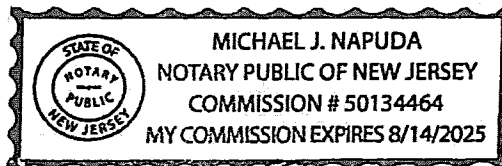
- (a) this person is the Clerk of the Township of Pennsville, the municipal corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the Mayor of the Township of Pennsville, a municipal corporation;
- (c) this document was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper resolution of its Council;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on
this 20th day of February, 2025.



Angela Foote, Township Clerk





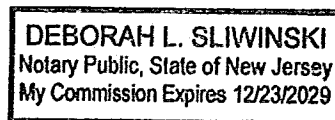
STATE OF NEW JERSEY
COUNTY OF MERCER

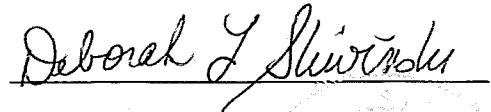
SS.:

I certify that on February 21, 2025, Ron Rukenskin, The Member of
Del View LLC, personally came before me and acknowledged under oath, to my
satisfaction, that this person (or if more than one, each person;

(a) is named in and personally signed the attached document as Member of
Del View, LLC; and

(b) signed, sealed and delivered this document as his or her act and deed on behalf of said Corporation.



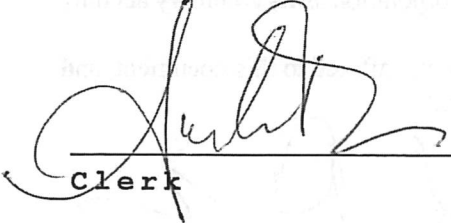


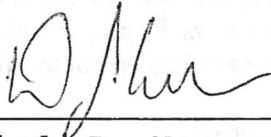
conditions, and provisions of the original Developer's Agreement dated August 29, 2022, remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

ATTEST:


TOWNSHIP OF PENNSVILLE



Clerk


Daniel J. Neu
Mayor

WITNESS:

Del View, LLC



By: 
RON RUKENSTEIN, Authorized Member

