

Brian Regan,

This is to let you formally know what happened during the voting on the COAH plan at the December 7th planning board meeting. During the initial motion made by Ellen Ritchie to include a slightly reduced version of the Bennett's Lane/Veronica Ave. plan in the COAH plan, I among others voted against this, and the motion failed. Then, Joe Danielsen made a motion, seconded by Roz Sherman, to remove the Bennett's lane proposal and RCA the units this removal would leave uncovered. This motion passed. During this time, Ms. Ritchie approached me behind the dais and threatened that if I did not vote for the plan, my political career would be "**fucked**". To this I replied that I did not care, that I did not believe we had explored all options short of including the Bennett's lane proposal and that I found that proposal distasteful. This event was witnessed in its entirety by at least one other board member, Joe Danielsen.

Also, Ms. Ritchie publicly browbeat Mr. Mansary to vote on the plan, since he had abstained during the roll call. This pressure by Ms. Ritchie continued unabated for a few minutes, with Mr. Mansary claiming that it was his right to abstain.

Lastly, Ms. Ritchie was clearly a party, if not the sole party, to a meeting with the proposed developer of the Bennett's lane site. I was informed that she had "worked out a deal" with the developer to reduce density and move the building envelope away from Bennett's lane. I do not believe it appropriate for anyone but Township staff, e.g. the Manager, to negotiate with a developer privately. Moreover, Ms. Ritchie has no authority, outside of her single Council vote, to enforce such a settlement. Taken together, I believe these events require a thorough examination of Ms. Ritchie's conduct as a planning board and Council member and her role in negotiating with a developer. I believe there is just cause to think that she has acted inappropriately in both of these positions.

Sincerely,
Mike Orsini, vice Chair
Franklin Twp. Planning Board