



February 2, 2021

VIA Email Mail

Jill C. Torpey, CMR
Land Use Planning Board Administrator
12 Manor House Court
Eastampton, New Jersey 08060
609-267-5723 X203 (p)

**Re: Venue at Smithville Greene (formerly Lennar at Rancocas Creek)
Commercial Phase Update**

Dear Ms. Torpey:

Please recall that Condition 11 of the 11-2016 Resolution states that with each application for the approval of any phase, Lennar shall provide a written report to the Board as to its efforts to secure commercial development. As you know, we have submitted our application for final approval for additional phases. We respectfully submit this letter in lieu of a formal report to update the Board on the commercial development.

Lennar was previously in confidential talks with a national neighborhood style general store for a portion of the commercial space. Unfortunately, the ongoing pandemic has stifled the market for new retail or commercial space. We remain in contact with our broker, the property remains listed for sale and our broker continues to follow the market conditions so we can proceed with securing tenants as soon as market conditions permit.

Thank you.

Regards,

MITCHELL NEWMAN

Mitch.Newman@Lennar.com

cc: VIA Email Only
Stacey Arcari, PE, Environmental Resolutions
Robert Calabro, Lennar