

[Print](#) | [Close Window](#)**Subject:** RE: 641 Arnold Ave - adjoining property issue.**From:** "John A. Giunco" <JGiunco@ghclaw.com>**Date:** Fri, Jun 16, 2017 7:49 am**To:** "scott@arnoldhall.info" <scott@arnoldhall.info>**Cc:** "Steven W. Ward" <sward@ghclaw.com>, "Evan P. Zimmerman" <ezimmerman@ghclaw.com>, "Denise M. Wegryniak" <dwegryniak@ghclaw.com>, "valerie@arnoldhall.info" <valerie@arnoldhall.info>, Jeanne Sloan <JSloan@ghclaw.com>

Scott, I don't think we can easily agree without studying it a little more carefully. At this point give me a chance to review these second surveys. Could you also ask the seller's agent to send it that we need to copy the title report to go along with it for review. At this point, I think it would be in your interest for us to review it before we take any further steps. JAG

From: scott@arnoldhall.info [<mailto:scott@arnoldhall.info>]**Sent:** Friday, June 16, 2017 10:40 AM**To:** John A. Giunco <JGiunco@ghclaw.com>**Cc:** Steven W. Ward <sward@ghclaw.com>; Evan P. Zimmerman <ezimmerman@ghclaw.com>; Denise M. Wegryniak <dwegryniak@ghclaw.com>; valerie@arnoldhall.info; Jeanne Sloan <JSloan@ghclaw.com>**Subject:** 641 Arnold Ave - adjoining property issue.

John,

The building next Arnold Hall (641 Arnold Ave) is for sale. I inquired about purchasing last month but it was under contract. However, the other day.. The seller agent called me requesting a meeting with me and new the buyer because they wanted to resolve an issue. He stated the issue was my building on 639 Arnold which is adjoined to 641 Arnold is 6 inches over the property line. He claimed the because of that buyer could not get title insurance. He claimed the buyer did not want me to remove my building off his property he just wanted me to sign off my right to sue if he happens to damage my building when he repairs the foundation of his building.

Their survey does not seem to show my building over the property line and my surveys from two different surveyors show their building is over my property line.

Attached are the surveys.

Scott Dolan
Proprietor of 637 Arnold LLC
1005 Trenton Ave. Unit 4
Point Pleasant, NJ 08742
Mobile: 732-300-9956
Email: scott@arnoldhall.info

----- Original Message -----

Subject: RE: Arnold Hall - Introduction

From: "John A. Giunco" <JGiunco@ghclaw.com>

Date: Thu, June 01, 2017 1:07 pm

To: "scott@arnoldhall.info" <scott@arnoldhall.info>
Cc: "Steven W. Ward" <sward@ghclaw.com>, "Evan P. Zimmerman" <ezimmerman@ghclaw.com>, "Denise M. Wegryniak" <dwegryniak@ghclaw.com>, "valerie@arnoldhall.info" <valerie@arnoldhall.info>, Jeanne Sloan <JSloan@ghclaw.com>

Jeanne, Please set a call. Thanks, JAG

From: scott@arnoldhall.info [<mailto:scott@arnoldhall.info>]

Sent: Thursday, June 01, 2017 3:53 PM

To: John A. Giunco <JGiunco@ghclaw.com>

Cc: Steven W. Ward <sward@ghclaw.com>; Evan P. Zimmerman <ezimmerman@ghclaw.com>; Denise M. Wegryniak <dwegryniak@ghclaw.com>; valerie@arnoldhall.info

Subject: RE: Arnold Hall - Introduction

John,

I am pretty flexible if you want to schedule a conference call.

Scott Dolan
Proprietor of 637 Arnold LLC
1005 Trenton Ave. Unit 4
Point Pleasant, NJ 08742
Mobile: 732-300-9956
Email: scott@arnoldhall.info

----- Original Message -----

Subject: RE: Arnold Hall - Introduction

From: "John A. Giunco" <JGiunco@ghclaw.com>

Date: Wed, May 31, 2017 2:13 pm

To: "scott@arnoldhall.info" <scott@arnoldhall.info>

Cc: "Steven W. Ward" <sward@ghclaw.com>, "Evan P. Zimmerman" <ezimmerman@ghclaw.com>, "Denise M. Wegryniak" <dwegryniak@ghclaw.com>

Hi Scott, thank you for the email and the update on the development plans, and the use of the site. I think the biggest issue we need to consider, is that of parking. We will examine the Point Pleasant ordinance, but most ordinances require off-site parking. An event venue with 100+ people would require between 30 and 40 parking spaces under most ordinances.

I further would like to just confirm that the proposed uses are compatible and can go together in the zone. Frequently, municipal ordinances restrict one use per property per zone. I don't know if that is the case in the applicable zone. In any event I was able to look at the building online, and have been past it many times over the past few years. I'm certainly am not opposed to visiting the site, but I think at this point if we could schedule a conference call this week, we could at that call determine exactly what we need to do in terms of research on the ordinance, and what would be necessary to get a zoning officer certification. I remain concerned about parking, particularly in view of the prior approval. In any event let's see if we can get this underway and make this work for you. Thank you JAG

From: scott@arnoldhall.info [<mailto:scott@arnoldhall.info>]

Sent: Tuesday, May 30, 2017 5:41 PM

To: John A. Giunco <JGiunco@ghclaw.com>

Cc: Steven W. Ward <sward@ghclaw.com>; Evan P. Zimmerman <ezimmerman@ghclaw.com>;

Denise M. Wegryniak <dwegryniak@ghclaw.com>

Subject: Arnold Hall - Introduction

John,

I am looking forward to working with you and your team to establish an implementation/execution plan for Arnold Hall which I purchased on December 30, 2015.

My original intention was to rehabilitate the structure into a mixed-use commercial building with retail downstairs and two luxury apartments upstairs. This required a variance, which was approved by the planning board in July 2014. In May 2017, I received an extension till August 2018.

Recently, my vision for the property has slightly changed as I now feel it might be more profitable to restore the hall/theater and utilize it as event space/restaurant/bar. It is the implementation of this plan where I need your assistance.

The vision is constantly evolving as more people get involved in the project and more ideas are presented. The vision as we see it today is to restore the historical hall/theater on the second floor and operate it as an event space for weddings, small concerts, bridal showers, birthdays, bar mitzvahs, sweet sixteens, dinner parties, masquerade balls, holiday parties, fashion shows, cocktail parties, photo shoots, private plays, dance recitals, charity events, movie nights, comedy nights, dueling piano nights, painting parties, etc.

Ideally, we would like to sell alcohol at this venue but there are no liquor licenses currently for sale. We would like to explore other ways of providing alcoholic beverages during events such as a theater license, social affair license, or even a club license could be a great alternative option. A BYOB bottle club where our bartenders prepare mixed drinks for

customers with the customer's alcohol for a small fee could potentially work as well.

Initially, we will just rent out the space to event planners and let third party caterers provide the food, h'orderves and drinks. As the venue grows, we would eventually want to provide those services in-house. This will require the installation of the kitchen to service the event space. I would probably want to explore converting the first floor into a restaurant once a kitchen has been installed.

We also want to utilize the existing rooftop as an outdoor lounge/dining area. We feel this is a highly important element to the success of the business. Although, this will probably come with some resistance from the town.

I have briefly spoken to the town's zoning officer Elaine Petrillo about utilizing the second floor as an event space and the feedback was very positive. It seemed like it would not require a variance to utilize the second floor as an event space for 100 people or less. However, I decided it would be best to hold of pursuing this matter further until I obtain legal advice. I feel it is important for us to know what the current laws permit before making any more inquiries. *Never ask a question to which you don't know answer to

I would like you to start the initial discovery work based on the information above. Also, I feel it would be worthwhile for you to visit the property before we formulate an implementation plan. Please reach out to me when you have a chance.

Sincerely,

Scott Dolan
Proprietor of 637 Arnold LLC
1005 Trenton Ave. Unit 4
Point Pleasant, NJ 08742
Mobile: 732-300-9956
Email: scott@arnoldhall.info

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