

(c)

cc: C. Watafakay
T. Quinn
F. Wilpert

**JOHNSON, MURPHY, HUBNER, McKEON,
WUBBENHORST, BUCCO & APPELT, P.C.**
COUNSELLORS AT LAW

RIVERDALE SOUTH
51 ROUTE 23 SOUTH
P.O. BOX 70
RIVERDALE, NEW JERSEY 07457
TEL: (973) 835-0100
FAX: (973) 835-1732
www.johnsonmurphyllaw.com

23 West Street
Warwick, New York 10990
(845) 987-1577

179 Cahill Cross Road
West Milford, New Jersey 07480
(973) 728-0100

MARTIN F. MURPHY[□]
MICHAEL E. HUBNER
JAMES L. McKEON, III[□]
ANDREW M. WUBBENHORST
HOWARD F. APPELT, II
ROBERT H. OOSTDYK, JR.
GARY J. CHESTER[□]
ANTHONY M. BUCCO

Of Counsel:
DIANA WALSH
SERENE M. HENNION
ROBERT S. MEYER

JAMES T. BRYCE
CHRISTOPHER I. WOODS[□]

[□]N.J. & N.Y. Bar

WILLIAM F. JOHNSON, JR. (Ret.)

WILLIAM F. JOHNSON (1911-1991)
JAMES L. McKEON, JR. (1922-1981)

jmckeon@johnsonmurphyllaw.com

Writer's Voice Mail Ext.: 232

April 13, 2009

Honorable Mayor David M. Scapicchio
Council President Ray Perkins
Township of Mount Olive
204 Flanders Drakestown Road
Budd Lake, New Jersey 07828

Re: Proposed Interior Renovations and Alterations to Enzo's Ristorante & Pizza
(Equity Plaza, Formerly Lincoln Plaza)
382 Route 46 West (Block 2300, Lot 10)
Budd Lake, Mt. Olive Township, New Jersey

Dear Mayor Scapicchio and Council President Perkins:

This law firm represents Equity Associates, the owner and landlord of the property referenced above. Our client has been made aware of an application by Enzo's Ristorante & Pizza for approval of interior renovations and alterations to the restaurant and package liquor store at the property referenced above. Pursuant to its rights under the lease with the tenant, Equity Associates has denied the tenant landlord's approval for the proposed alterations.

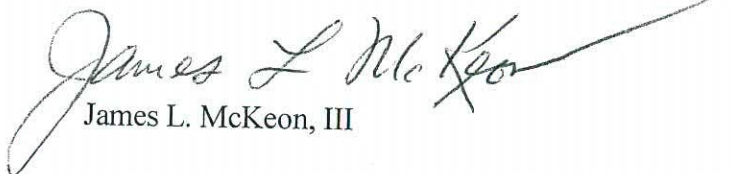
Our client respectfully requests that Equity Associates, as Landlord, be allowed to participate in the municipal application process. Equity Associates requests that the application by Enzo's Ristorante & Pizza, or any other tenant in the shopping center, contain a signature space for the property owner's (Landlord's) approval. The reasons for this request are that (a) the creation of a 3,000 square foot restaurant from an existing 2,000 square foot restaurant and an existing 1,000 square foot package goods store will require different sewerage and parking allocations than those currently in effect for the existing 2,000 square foot restaurant and the existing 1,000 square foot package goods store, and (b) if the application is approved, Equity Associates will be obligated by municipal approvals for which it had no input or did not agree to.

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Your consideration of this request is appreciated.

Very truly yours,

Johnson, Murphy, Hubner, McKeon, Wubbenhorst, Bucco & Appelt
A Professional Corporation



James L. McKeon, III

JLM/de

cc: Mr. Gary Lindsay, Construction/Building Sub-Code Official
Mr. Paul S. Schuckalo, Manager of Equity Associates
Mr. Ernesto Buonincontri, Enzo's Ristorante & Pizza