

**BORRUS, GOLDIN, FOLEY  
VIGNUOLO, HYMAN & STAHL**

A PROFESSIONAL CORPORATION  
COUNSELLORS AT LAW  
2875 US HIGHWAY #1  
ROUTE 1 & FINNEGANS LANE  
NORTH BRUNSWICK, N.J. 08902  
(732) 422-1000

**Peter U. Lanfrit, Esq.**  
peter@borrus.com

FAX: (732) 422-1016

MARTIN S. GOLDIN  
(1962-2002)

June 28, 2021

**Via CMRRR  
and Regular Mail**

Persaud Pooran Xhiwbaran & Oklohona Xhiwbaran  
433 Somerset Street  
Somerset, New Jersey 08873

Re: **17 Ambrose Street  
Township of Franklin, NJ  
Block 181, Lot 41.01**

Dear Mr. & Mrs. Xhiwbaran:

Please be advised that this office represents Luzilda Mercado-Esparra & Gabriel Mercado who are making an application to the Franklin Township Zoning Board of Adjustment for variances to construct a single-family residence on Block 181, Lot 41.01, which abuts your property. Since we are unable to meet certain requirements of the Franklin Township Zoning Ordinance, this letter is to inquire whether you would be interested in purchasing my client's lot at the "fair market value" which in this instance means a building lot price as if the variance had been granted.

It is our intention to demonstrate to the Franklin Township Zoning Board that a "hardship" exists as we are unable to sell the land at its fair market value.

If you have any interest in purchasing my client's lot, please indicate so on the enclosed copy of this letter. This letter and any response from you will be offered into evidence once my client's matter is scheduled before the Zoning Board of Adjustment.

Enclosed is a self-return addressed envelope for your convenience. You may, of course, attend the Zoning Board hearing and give testimony concerning your position.

Very truly yours,

*Peter U. Lanfrit*  
Peter U. Lanfrit

PUL:eesl

cc: Luzilda Mercado-Esparra & Gabriel Mercado (via e-mail only)

I am /am not interested in acquiring Lot 41.01 of Block 181 from Luzilda Mercado-Esparra & Gabriel Mercado **(Please circle.)**

\_\_\_\_\_ Dated: \_\_\_\_\_  
BY: Persaud Pooran Xhiwbaran

\_\_\_\_\_ Dated: \_\_\_\_\_  
BY: Oklohona Xhiwbaran

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June 28, 2021

**Via CMRRR  
and Regular Mail**

Jose Romero Martinez  
15 Ambrose Street  
Somerset, New Jersey 08873

Re: **17 Ambrose Street  
Township of Franklin, NJ  
Block 181, Lot 41.01**

Dear Mr. Romero Martinez:

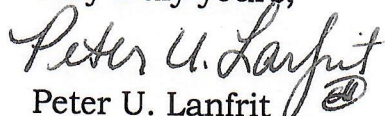
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Peter U. Lanfrit

PUL:eesl

cc: Luzilda Mercado-Esparra & Gabriel Mercado (via e-mail only)

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\_\_\_\_\_  
BY: Jose Romero Martinez

Dated: \_\_\_\_\_