



LANDMARK
HOSPITALITY

#1

Mad Hatter | Sea Bright, New Jersey

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Town of Sea Bright
Borough Hall
1167 Ocean Avenue
Sea Bright, NJ 07760

August 2, 2023

Subject: Confirmation of Agreement to the Request for Proposal for the Mad Hatter Building

To whom it may concern:

I hope this letter finds you well. I, Frank Cretella, on behalf of Landmark Developers, am delighted to officially confirm our wholehearted agreement to the Request for Proposal (RFP) for redeveloping the Mad Hatter Building in the beautiful town of Sea Bright, New Jersey. We have reviewed and understand the requirements of the RFP and will be bound by and carry out the provisions of the RFP.

As we submit this proposal, I affirm that all information and data provided within the proposal are accurate, complete, and entirely factual to the best of our knowledge. Landmark Developers takes pride in maintaining the utmost integrity and transparency in all our business dealings, and this proposal is no exception.

Furthermore, I want to assure you that Landmark Developers is fully committed to making the required performance guarantees as outlined in the proposal. We stand by the authenticity of our proposed business plan and the project's viability. You can trust that every proposal element is presented in good faith without fraudulent intentions.

Our company is dedicated to delivering exceptional services and will commit to providing services as outlined in the RFP response and any agreement stemming from our submission. We are confident in our ability to execute the proposed project efficiently and in accordance with all relevant federal, state, and local laws and regulations.

Please find attached our presentation, which designates key individuals who will play vital roles in successfully completing the Mad Hatter Building redevelopment. These team members will be readily available to respond to any inquiries, concerns, or additional information requests posed by Sea Bright Borough or its consultants.



The following key technical and business employees will be available to respond in a timely fashion to any inquiries submitted by the Borough:

- Frank Cretella, Landmark Developers: [REDACTED]
- Scott Grogan, CFO: [REDACTED]
- John Mazza, Black Dog Construction: [REDACTED]
- Louis Garguilo, Black Dog Construction: [REDACTED]
- Christina Colon, Black Dog Construction: [REDACTED]
- Anthony Bucco, Culinary: [REDACTED]
- Thomas McAteer, Service: [REDACTED]
- Jonathan Hunterton, Maintenance & Facilities: [REDACTED]

Once again, we express our gratitude for the opportunity to participate in this transformative project. Landmark Developers looks forward to contributing to the enhancement of the community and creating a development that will stand as a symbol of pride for Sea Bright, New Jersey.

If any further steps are required on our part or any additional information is needed, please do not hesitate to contact us. We are eager to collaborate closely with the Sea Bright Borough throughout the proposal evaluation process.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Cretella", written over a circular scribble.

Frank Cretella
Owner, Landmark Developers



Certificate of Authority
Landmark Developers, LLC.

Frank Cretella, as managing member of Landmark Developers, LLC. has the authority to sign, bind, and commit Landmark Developers, LLC. in all aspects of business operations and dealings.

A handwritten signature in cursive script, appearing to read "S. Grogan", written over a horizontal line.

Date: 8/3/2023

Scott Grogan, CPA
Chief Financial Officer
Landmark Hospitality

A handwritten signature in cursive script, appearing to read "F. Cretella", written over a horizontal line.

Date: 8/3/23

Frank Cretella
Managing Member
Landmark Developers, LLC.


1. Landmark Developers & Landmark Hospitality

Frank Cretella

537 North Avenue

4th Floor

Plainfield, NJ 07060

**2. Black Dog Construction**

John Mazza

46 Arlington Avenue

Jersey City, NJ 07305



See pages 33 - 40 for companies affiliated with Landmark Developers & Landmark Hospitality. All companies do business under the umbrella operating name Landmark Hospitality.

3. Not Applicable**4.a Trustees**

- Cretella Landmark Trust
 - Frank Cretella - Trustee
 - Madeline Cretella - Trustee
- Jeanne Cretella – Beneficiary
- Cretella Landmark Trust on page 7

4.b Not Applicable**4.c Not Applicable**

5. Project Organization

As a vertically integrated real estate development company, Landmark Developers is distinguished by its reputation for transforming unique or abandoned properties into vibrant hotels, restaurants, bars, curated rooftops, and event spaces. Envisioning the real estate's full potential, a product of the company's 25-year history lends to our ambitious vision for adaptive reuse and expansion of iconic properties and locations. Balancing progressive site plans, sensitive to environmental impact while showcasing the aesthetic of the neighboring architecture - reflect the genuine authenticity of the communities we are enhancing.

Landmark Hospitality is a long-time industry leader in concept, designing, and operating hotels, restaurants, bars/nightlife, and event venues. Utilizing well-articulated chef-driven dining and event programming, our food and beverage outlets drive energy in our hotel lobbies and event spaces and profit to our bottom line. In the past two decades, we have hosted more events in the market than our comparable competitive set, resulting in industry-leading revenues. Developing and efficiently operating the brands within the brands has proven to drive more room nights, events and raise REVPAR and maximize margins.

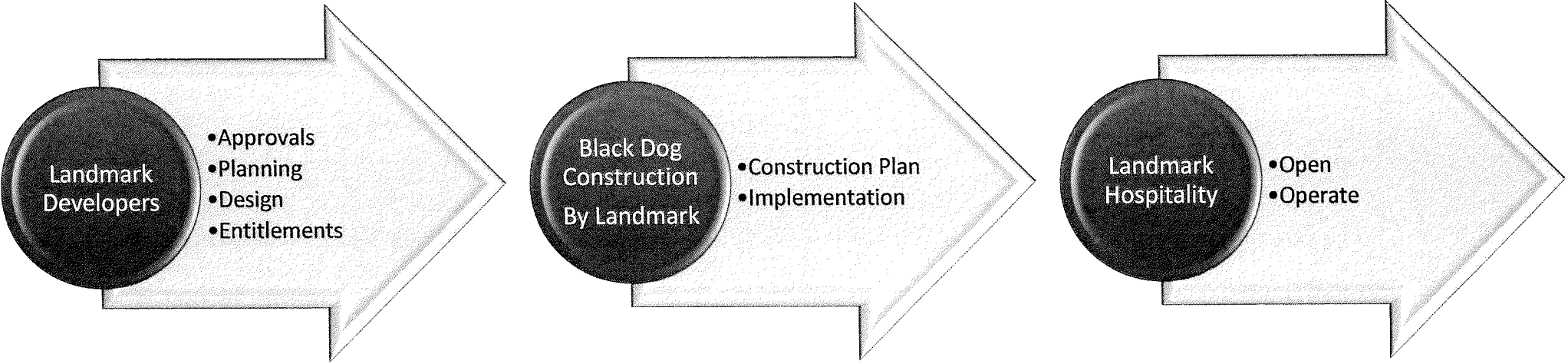
Landmark owns and/or operates fifteen (16) facilities and plans to grow. The company's rich infrastructure allows for continued expansion and active growth of its portfolio.

Our plan for the Mad Hatter would be to self finance the project from our cash on hand and mortgage the property once complete from one of our bank relationships. We anticipate permits being reinstated to our names as owners and our construction company Black Dog Construction as the contractor to enclose and finish the exterior of this present eye sore into one of the many icons of the Sea Bright. We would have the building completely finished within two months of obtaining permits. We would be 100% complete and operating within 8-11 months of permit issuance. Owning and operating our own construction company that's 160 employees strong, we can control our outcomes on this project as we have on numerous projects we built and still own.

Mad Hatter Organization Plan

As the lead development firm, **Landmark Developers** will oversee the entire project, ensuring it adheres to all applicable regulations and guidelines. Our team will manage project financing, planning, and coordination with all stakeholders involved. We have years of experience developing, maintaining, and operating unique hospitality venues.

With a proven track record in operating successful hospitality ventures, **Landmark Hospitality** will take charge of the building's operations and management upon completion. Their restaurant and event venue management expertise ensures the Mad Hatter will become a vibrant hub for the community and visitors, offering a delightful dining and event experience.

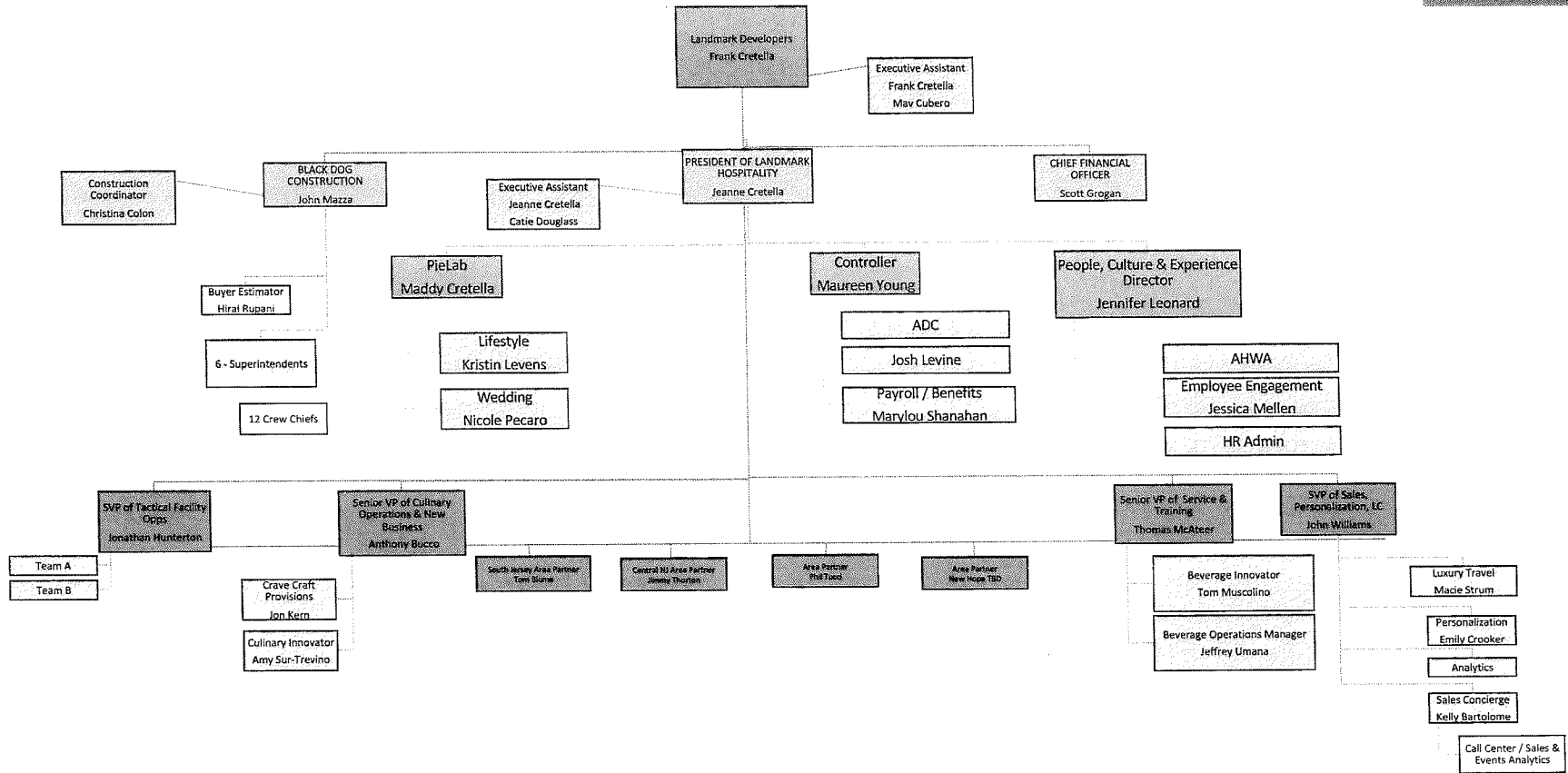


Black Dog Construction, renowned for its construction and project management expertise, is Landmark's key partner in this project. Black Dog Construction's only client is Landmark Hospitality. They will handle all construction activities, employing their skilled workforce to execute the plan with the highest standards of craftsmanship and quality. Black Dog Construction's commitment to timely delivery and attention to detail aligns perfectly with our vision for the Mad Hatter building.

Landmark Hospitality Key Management Personnel

Art of Hospitality Workers Alliance, INC.

Business for Better Neighborhoods, INC.



Landmark Hospitality Key Management Personnel

Our key members from Landmark Developers, Black Dog Construction, and Landmark Hospitality, who will be working tirelessly to bring this vision to life:

- **Frank Cretella**, Landmark Developers - Principal Contact (REDACTED). Frank leads the Landmark Developers team and will oversee the entire project, ensuring a seamless and successful execution.
- **Scott Grogan**, CFO, Landmark Developers (REDACTED). As the Chief Financial Officer, Scott will handle all financial aspects of the project, ensuring its fiscal soundness and efficiency.
- **John Mazza**, President, Black Dog Construction (REDACTED). Leading the Black Dog Construction team, John will be instrumental in managing the construction activities with a focus on top-notch craftsmanship.
- **Louis Garguilo**, Superintendent, Black Dog Construction (REDACTED). Louis will be the on-site superintendent, overseeing day-to-day construction operations to ensure a smooth progression.
- **Christina Colon**, Construction Coordinator, Black Dog Construction (REDACTED). As the Construction Coordinator, Christina will be crucial in coordinating various project tasks and ensuring efficient communication among teams.
- **Jeanne Cretella**, President, Landmark Hospitality (REDACTED). Jeanne will bring her extensive hospitality expertise to ensure the smooth operations and management of the completed space.
- **Anthony Bucco**, SVP Culinary Operations, Landmark Hospitality (REDACTED). Anthony will lead the culinary operations, curating exceptional dining experiences for visitors.
- **Thomas McAteer**, SVP Service Operations, Landmark Hospitality (REDACTED). Thomas will focus on service excellence and guest satisfaction throughout the project.
- **Jonathan Hunterton**, SVP Maintenance & Facilities, Landmark Hospitality (REDACTED). Jonathan will be responsible for ensuring the long-term maintenance and functionality of the completed space.
- **Madeline Cretella**, Director of Marketing, Marketing PieLab (REDACTED). Madeline will oversee the marketing efforts, promoting the project's unique offerings to the community and beyond.

With this talented and dedicated team, we are confident in delivering an exceptional and transformative project to enrich the Mad Hatter building and the Sea Bright community.



Frank & Jeanne Cretella Founders and CEO

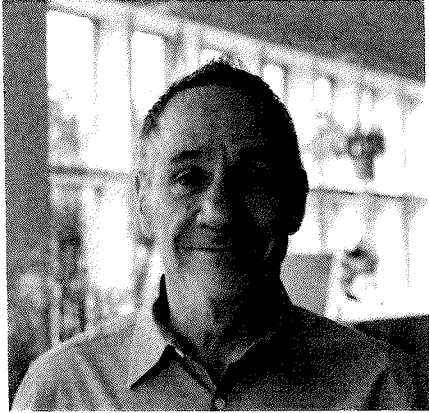
The founders of Black Dog Construction and everything Landmark, have over four decades of construction, development and operations experience in NJ, NY, and PA urban markets. Frank established Landmark Developers a boutique hospitality real estate development company. Its in-house construction firm, BDC, enables the control of all facets of project development, from concept to completion. Once construction and development are completed, Landmark Hospitality, our lifestyle & events company, takes over the project.

As Co-President of Landmark Hospitality, Jeanne's focus is on operations and instilling company culture, which is based on creating memories for both our team and guests. Believing strongly in the importance of embracing the communities in which Landmark does business, a corporate giving program, "Help Us Give" (HUG) was established in 2001 and is dedicated to helping each of the communities in which Landmark operates. Currently, Jeanne serves on the Executive Foundation Board of Hudson County Community College and the Executive Board of the NJ Restaurant & Hospitality Association. In 2020, Jeanne became a board member of the National Restaurant Association as well as the Hudson County Chamber of Commerce.

Maddy Cretella - Director of PieLab & Operational Branding

From a very young age, she has worked alongside her parents, Frank and Jeanne, dedicated to being hands-on in creating life's most memorable moments for Landmark's guests and team members. After graduating with a double major in Business Management and Public Relations, Maddy found her niche in hospitality marketing, loving the excitement and creativity of the hospitality industry. As Director of PieLab (our in-house marketing firm) & Operational Branding, she is responsible for continuing to grow the Landmark brand as a leader in hospitality. Maddy works closely with all of our third-party marketing and advertising vendors, planning and monitoring the success of house events, holidays, and our community involvement programs through H.U.G.



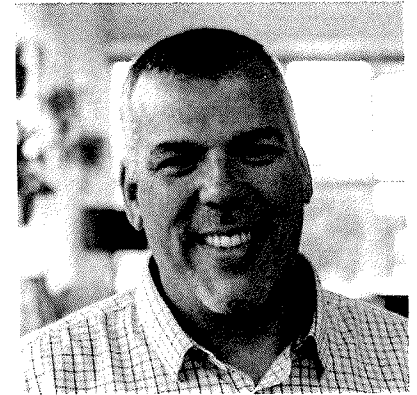


Scott Grogan - Chief Financial Officer

Scott Grogan is responsible for all the company's financial functions including accounting, audit, treasury, corporate finance, and investor relations. His career spans more than 21 years of varied experience in financial management, business leadership, and corporate strategy. Scott's years of experience began in bank & financing and then moved into hospitality with a restaurant chain which operated across the country with several franchise brands.

John Mazza - President of Black Dog Construction

With over three decades of experience in multimillion dollar project development and execution, John partnered with Landmark Hospitality /Black Dog Construction Owner Frank Cretella in 2009 and has been supporting BDC as a partner. Active with local universities and Kiwanian since 2002, he has served his community in various capacities, both as a president and maintained a seat on several prestigious board of directors.



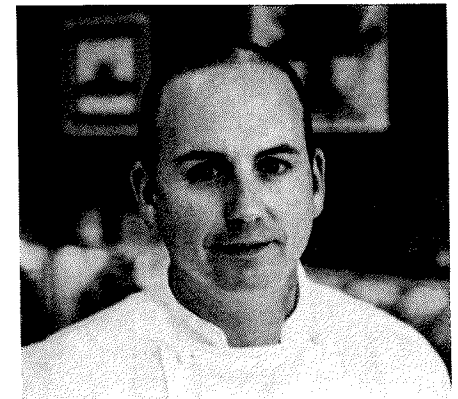
Thomas McAteer – SVP of Service & Training

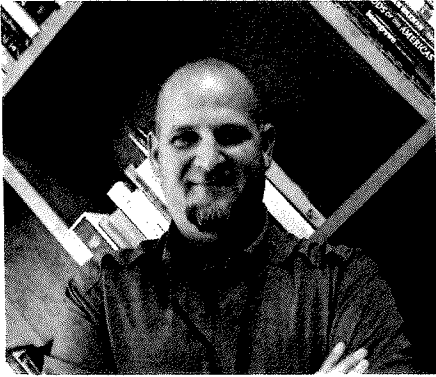
Thomas McAteer was promoted to SVP of Service & Training after being Director of Hospitality since April of 2018. Prior to April, Thomas held the position as General Manager for the Ryland Inn for 3 years. In this position, Thomas is charged with working side by side with Jeanne to ensure Landmark's culture is constantly reinforced while driving performance and revenue growth. With an impressive 25 years of experience in fine dining, Thomas brings a desire for excellence, a passion for service, and a love of local ingredients. His management skills show his dedication to the hospitality industry and his commitment to continually act as a resource to our venue managers and team members.



Anthony Bucco – SVP Culinary Operations

Anthony is an industry thought leader whose accolades in the kitchen are only matched by his community engagement outside of it. Advocating for the industry he loves, Bucco is currently on the Executive Board of the New Jersey Restaurant and Hospitality Association, working diligently at a state and national level to ensure sustainability for the industry's business owners and workforce. Bucco also sits on the board of the Art of Hospitality. Bucco, a celebrated mentor to his hospitality peers and noted top chef – serves as Landmark Hospitality's resident culinary innovator. Bucco collaborates with the stable of Chefs to oversee the development of menu programming, signature events, brand standards, and defining career paths for up-and-coming talent.



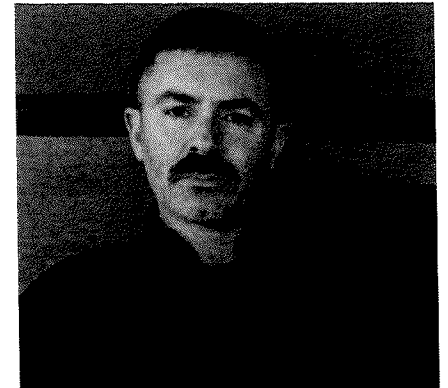


Jonathan Hunterton – SVP Facility Operations

Jonathan is an operator with vast experience, and a background in culinary operations, business, logistics, hospitality, and facilities. Jonathan was General Manager for Landmark Hospitality's flagship, Liberty House, for 5 years. His experience as a District Manager with a global company, Bowlmor AMF, and Culinary District Manager for Tiff's Bar & Grill and Johnny Carinos rounds off his 24 years in the restaurant and hospitality industry. Jonathan has experience with coordinating and executing events with guest counts in thousands, interaction and coordination with production firms and has been a part of 21 new openings.

John Williams – SVP Sales, Promotions, & Landmark Club

With a career spanning over two decades in the hospitality industry, John brings a wealth of experience and expertise to the role. Throughout John's career, he has been involved with some of the best-in-class restaurants, developers, and hospitality firms, lending his expertise and consulting services to help them succeed. John held senior positions at renowned hotel and hospitality companies such as Marriott, W Hotels, Starr Restaurants, and Jean George. Presently at Landmark, John is the Senior Vice President of Sales Personalization and Landmark Club. His primary focus is leading the sales teams and driving top-line revenue across the organization, combining impactful strategies with thoughtful execution to enhance business performance and achieve profitable growth.



Maureen Young - Financial Controller

A highly accomplished dedicated professional with over 25+ years of experience in accounting, financing, and management. Analytical, organized, proactive, "hands on" manager with the ability to multi-task in a fast-paced environment. Provide training, motivation, and leadership through strong communication and interpersonal skills.



Jennifer Leonard - Director of People, Talent, & Culture

Jennifer has worked in the hospitality industry for 13 years starting her career as a server while continuing her college education in the Psychology field. While working in restaurants, Jennifer had the opportunity to blend her passion for helping people and working in the hospitality industry. She grew her career in Human Resources for restaurants and hotel groups in New York City such as Tao Group and the Wythe Hotel.





Philip Tucci – Area Partner Northern New Jersey

Philip, a New Jersey native and Rutgers Alumni, developed a strong passion for food while gardening with his parents in Morris County. Though initially interested in hospitality school, he ended up in business school, where waiting tables sparked his love for the hospitality industry. Galvanized by this experience, Philip's passion for the hospitality industry flourished, propelling him to become the General Manager of Jockey Hollow Bar and Kitchen. This career choice served as a springboard for his future endeavors. Presently, as an Area Partner for Landmark Hospitality, Philip dedicates his days to enhancing the guest experience by fostering collaboration among his teams.

Jimmy Thorton – Area Partner Central New Jersey

A seasoned professional, Jimmy comes from an international background, having been born in Cape Town, studied Hotel and Catering Management in London England, and has worked at a 5-star, 5-diamond resort situated on a game reserve in Southern Africa. He has been involved in the hospitality business with a focus on Hotels and Weddings in New Jersey for over 35 years. Jimmy is a past Chairman of the New Jersey Restaurant and Hospitality Association.



Thomas Muscolino – Director of Beverage Innovation

Thomas Muscolino is a 15-year veteran of the food and beverage industry. Thomas has a wealth of hospitality experience, from hosting and bussing tables, working the floor as a sommelier, and most recently working as a general manager. With a strong focus on mentoring and building lasting relationships, he is a walking encyclopedia of all things beverage. Presently, as the Director of Beverage Innovation for Landmark Hospitality, he brings not only his significant experience and leadership but also a passion for providing guests with next-level experience



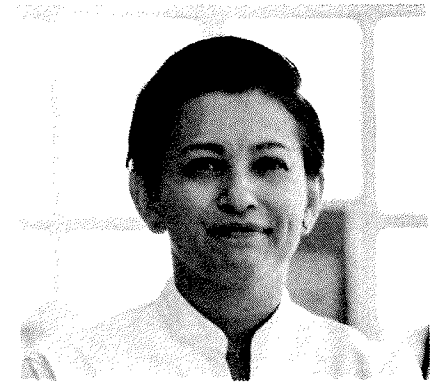


Jonathan Kern - Executive Chef, Crave Craft Provisions

Chef Jonathan Kern is a New Jersey native who graduated from the CIA in 2008. His passion for food and people has given him a unique perspective of kitchen management as he oversaw 10 restaurants and 56 kiosks around Epcot, producing food for over 150,000 guests a day. Eventually, Chef Jonathan returned to his roots as the Executive Chef of the Standard Cafe in New York City right before the pandemic began. During the pandemic, Jon built his own business, *Jon's Chef's Table* providing fine dining 3-course dinners delivered fresh to client doors at a time when restaurants were closed across Manhattan. Chef Jonathan comes to Landmark Hospitality with his passion, creativity, and experience to help guide the company as Executive Chef of Crave Craft Provisions (CCP). CCP (Landmark's commissary kitchen) provides high-quality meats, poultry, and vegetables to Landmark Venues.

Amy Sur-Trevino - Director of Culinary Innovation

From a very young age she has worked alongside her parents, Frank and Jeanne, dedicated to being hands-on in creating life's most memorable moments for Landmark's guests and team members. After graduating with a double major in Business Management and Public Relations, Maddy found her niche in hospitality marketing, loving the excitement and creativity of the hospitality industry. As Director of Operational Branding, she is responsible for continuing to grow the Landmark brand as a leader in hospitality. Maddy works closely with all of our third-party marketing and advertising vendors as well as planning and monitoring the success of house events, holidays and our community involvement programs through H.U.G.



Jeffrey Umana – Beverage Operations Partner

Jeffrey Umana leads Landmark Hospitality bar operations as Beverage Operations Partner. He also oversees the company's beverage development of Restaurants and Venues. In his previous role with Landmark Hospitality, he served as Bar Manager and Maitre'd for Village Hall and Felina restaurants, also handling the training and recruiting of the new teams. Umana is responsible for increasing beverage sales and knowledge. Before joining Landmark in April 2022, Umana served as consultant bartender, and brand manager for many different firms, where he was instrumental in growing bar & restaurant revenues and social media engagement. Umana holds 17 years in high-volume bars and restaurants, focusing in each venue's beverage program and team development.



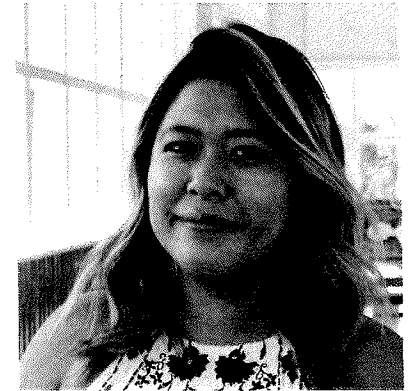


Christina Colon - Project Management (BDC)

With 15 years of project management experience, Christina Colon understands the complexities of the construction industry. Working as a Project Manager on a variety of assignments ranging from ground-up new construction projects to historical renovations. Her ability to manage the sequencing of a project, coupled with strong client relationships, makes her a positive addition to any construction project team. Christina holds a bachelor's degree in Women and Gender Studies from Rutgers University.

Mav Cubero - Executive Assistant to Frank Cretella

Mav Cubero has been a part of the hospitality industry for over 15 years. After graduating from the Art Institute of NY and Montclair State, she started her career with Addison Hospitality Group overseeing the office, events, promotions and opening new hotel restaurants and rooftops throughout NYC. Mav transitioned into Real Estate Development at Kushner where she realized her passion for both Real Estate and Hospitality. In October of 2019 she joined Landmark as Executive Assistant to Frank Cretella, where she is able to work in the best of both worlds, Hospitality and Real Estate Development.

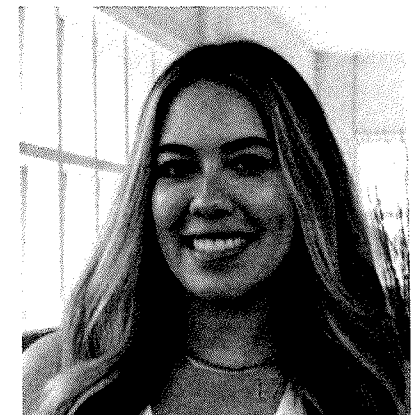


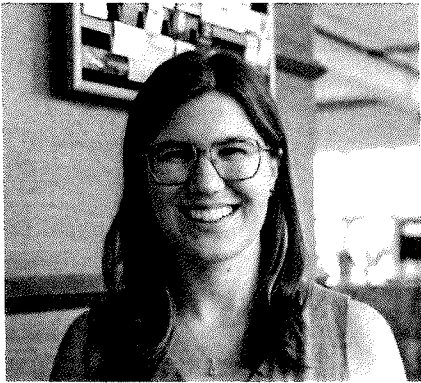
Kristin Annetta – Lifestyle Branding & Media Manager

Kristin graduated from Johnson & Wales University with a Bachelor of Science degree in Marketing. She joined Landmark Hospitality in 2021 as the Wedding Branding and Media Manager, where she is responsible for creating, curating, and publishing content for all of Landmark's beautiful venues throughout New Jersey and Pennsylvania. She has experience in driving brand growth through social media and digital marketing as well as event marketing and management. She is a creative professional with an eye for detail and a passion for writing and design.

Kelly Bartolome - Event Concierge Manager

Kelly graduated from Fairleigh Dickinson University with a bachelor in Hospitality and Tourism Management. Her career started in Marriott hotels until she joined Landmark Hospitality as the Event Concierge Manager in June 2021. She is responsible for leading the concierge team who schedules appointments to tour our 13+ wedding venues.





Emily Crooker- Director of Guest Experience and Personalization

Prior to Landmark, Emily managed the Islanders' Member Services department with direct responsibility for expanding the Account Management and developing and growing strategies for Season Ticket Member benefit programming and retention. Landmark is a homecoming for Emily. She started as a bridal attendant at The Ryland Inn during the year following her graduation from Villanova University. Emily's focus at Landmark is twofold, growing personalization initiatives and spearheading the development of Landmark Club and Stork Club.

Nicole Pecoraro- Wedding Branding & Media Manager

Nicole Pecoraro entered the Hospitality Industry with a passion for marketing and a love for weddings. She graduated from Stockton University in December of 2022 with a bachelor's degree in Business Marketing and was eager to find a position doing what she loved. In 2023, Nicole joined Landmark Hospitality as their Wedding Branding & Media Manager, where she works to enhance their social media strategy, website design, and many other campaigns across all of Landmark's venues.



Macie Strum – Destination Events & Luxury Travel Manager

Macie joined the Landmark Family in 2023 as the Destination Events and Luxury Travel Manager, assisting in implementing Landmark's revamped destination weddings and events division. She has been passionate about traveling since she was young, visiting over 20 countries and counting. Upon graduating from Drexel University in 2020 with a degree in marketing, she moved to Rome, Italy, for a year, gaining a deeper respect for all the world has to offer. Since then, she has cultivated experience in both leisure and corporate travel planning, with a goal of helping others travel as they mean it.

Financial Information Submittal Requirements

Project Investment

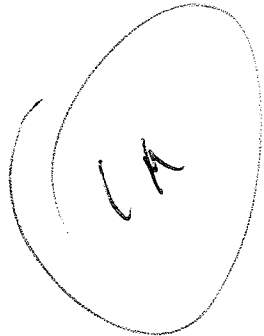
Aquisition Cost	\$	[REDACTED]
Renovation (Construction) Cost		[REDACTED]
Furniture Fixtures and Equipment		[REDACTED]
Liquor License		[REDACTED]
Working Capital		[REDACTED]
Total Project Cost	\$	[REDACTED]

Funding for the project will be provided by The Cretella Landmark Trust. The Trust operates with liquid assets in excess of \$8 million and generated \$17 million in free cash flow in 2022.

Project Timeline

The building's exterior will be funded within two months of construction permit transfer.

Landmark specializes in creating engaging environments so our internal build out will take the project 8-11 months also from permit transfer.



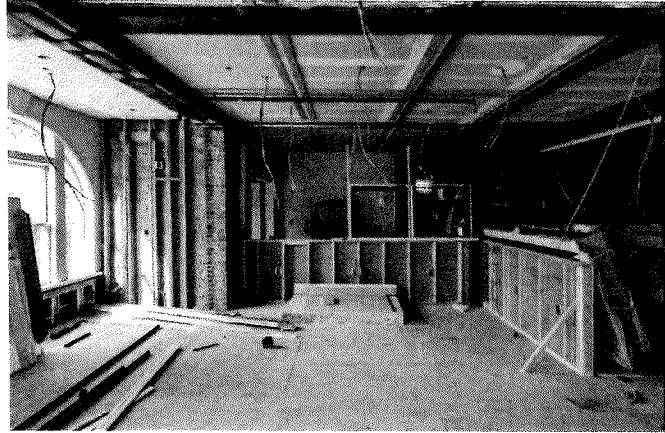
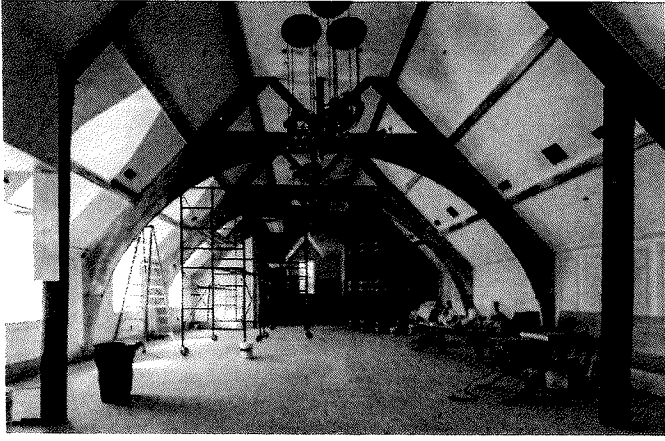
Project Related Information Submittal Requirements

At Landmark Developers, we take immense pride in creating exceptional spaces and community landmarks that stand the test of time. We successfully completed three recent projects, the Elkins Estate, Elkins Park, PA, The View at Lincoln Park, Jersey City, and Village Hall, South Orange, all of which have been accomplished through the unwavering partnership with municipalities, local government, and our in-house construction company, Black Dog Construction. These developments exemplify our commitment to quality craftsmanship, innovative design, hospitality, and fostering strong bonds within the communities we serve.

Collaboration with Black Dog Construction:

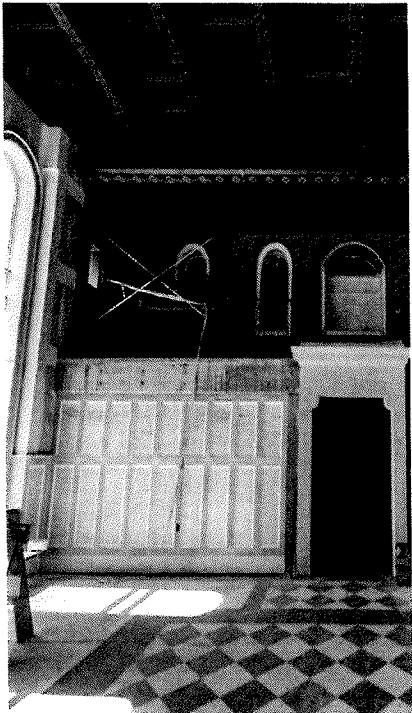
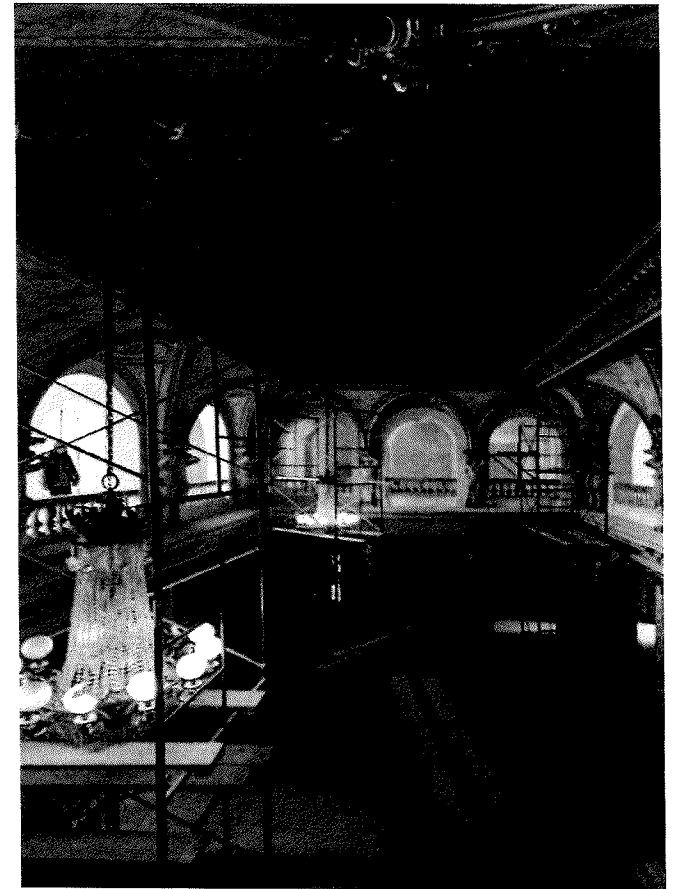
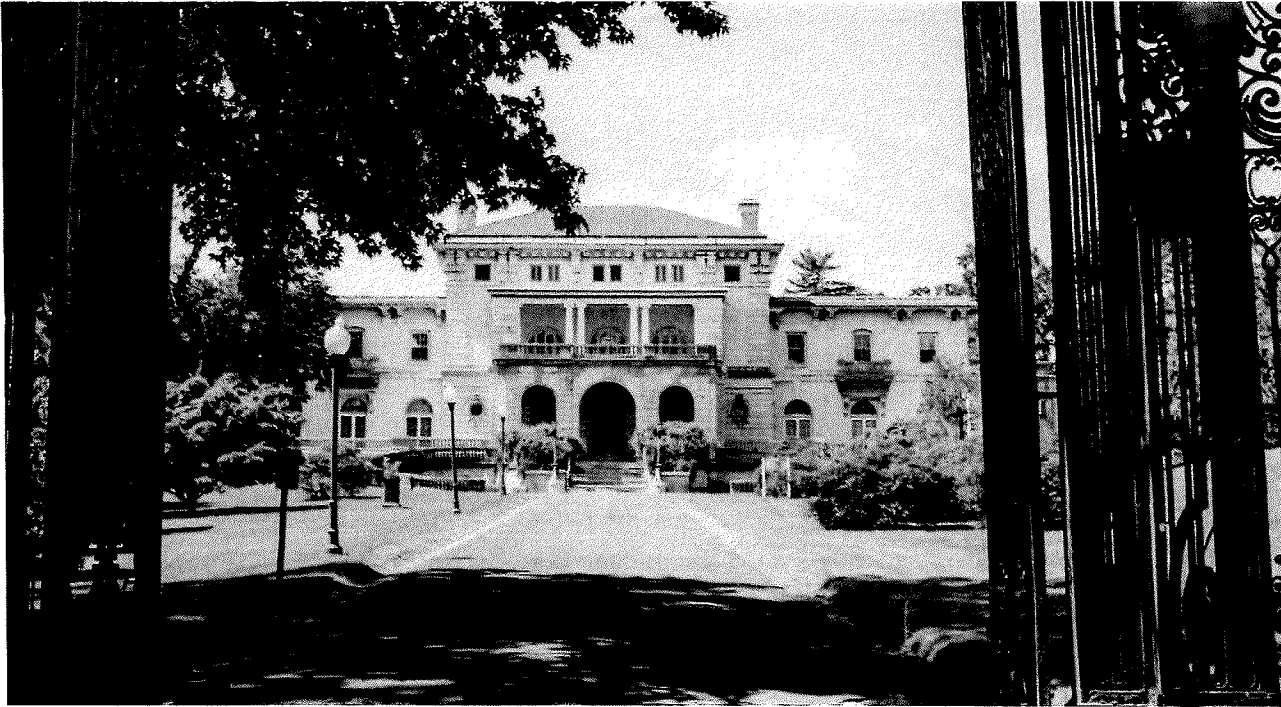
Black Dog Construction is pivotal in bringing all Landmark properties to life. Their expertise in project management, attention to detail, and dedication to excellence ensured the seamless execution of the development. The collaborative spirit between Landmark Developers and Black Dog Construction enabled us to deliver a project that surpassed expectations.

Black Dog Construction's dedication to preserving historical structures with a modern touch in making all Landmark venues a success. Their commitment to sustainable practices and their emphasis on community involvement ensured that this landmark project remained true to its roots while embracing the future.



Landmark had the privilege of acquiring Village Hall in South Orange through a transparent and collaborative process with the Township of South Orange. Our extensive experience managing similar historic redevelopment projects showcases our ability to successfully undertake this endeavor. With Black Dog Construction, Jose Carballo Architects, OEM Engineering, and preservation experts, we are well-equipped to preserve the building's integrity while transforming it into a vibrant community space. Our track record of delivering high-quality developments ensures that Village Hall will remain a cherished landmark that enriches the South Orange community for generations to come.

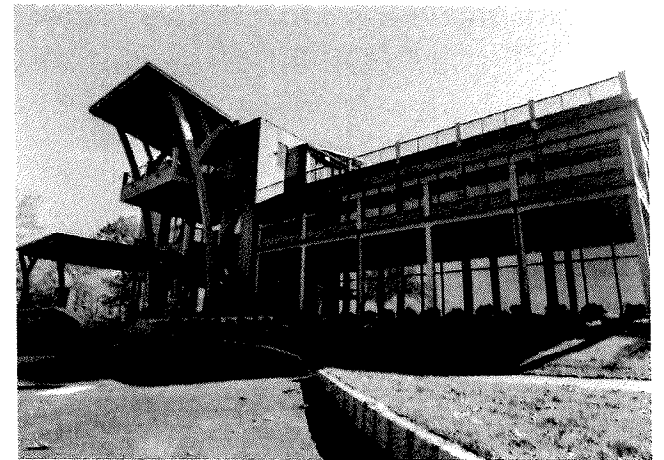
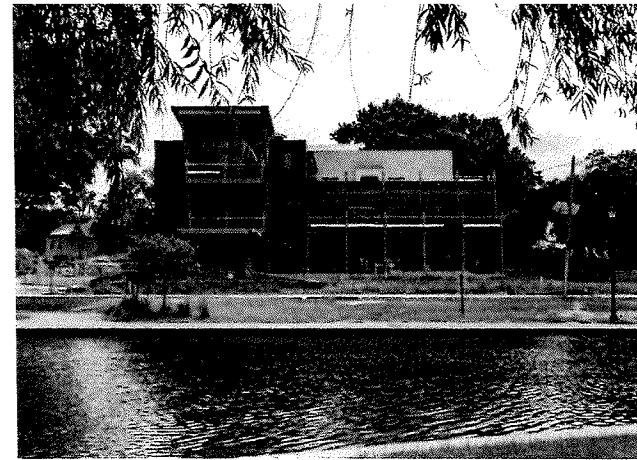
- Scope: Adaptive Reuse of Historic Municipal Building
- Cost: \$7M
- Time to Completion: 18 Months
- Completion Date: 10/2022
- Source of Funding: Self funded
- Post-Construction Success:
 - Design: Multifaceted engaging restaurant, beer garden & private event space.
 - Use: Hospitality
 - Construction: n/a
 - Management: Landmark Hospitality
 - Income: n/a
 - Employment: 30 Full Time Personnel
 - Tax Assessment:
- Issues resolved: Working and operating around historical landmarked building elements.
- Ownership: 101 South Orange Operations, LLC – ultimately owned by Cretella Landmark Trust
- Operations: Landmark Hospitality
- Frank Cretella, 537 North Avenue, Plainfield, NJ 07060 – [REDACTED]



Landmark Developers' visionary approach to revitalizing abandoned properties has brought new life and purpose to the Elkins Estate in Elkins Park, PA. The once-forgotten property, with its historical charm and architectural grandeur, has undergone a breathtaking transformation under the skilled hands of the development team. Elkins Estate, with its rich history dating back to the 19th century, was left abandoned and in disrepair for years. However, Landmark Developers saw the hidden potential and seized the opportunity to preserve its heritage while adapting it for modern needs. Through meticulous planning and unwavering dedication, the development team carefully restored the estate's historic elements, breathing new life into its magnificent architecture. The transformation of Elkins Estate is a testament to Landmark Developers' commitment to sustainability and community engagement. As part of the repurposing process, the team collaborated closely with local authorities and residents to ensure that the new development aligned with the needs and aspirations of the community.

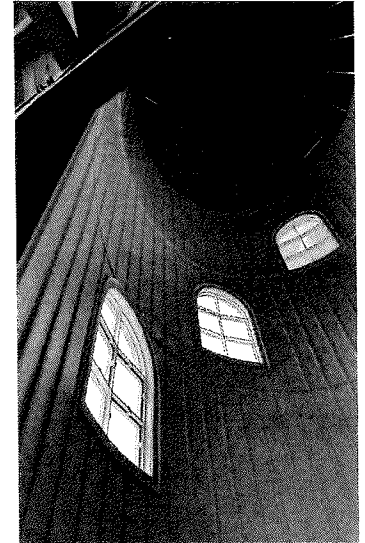
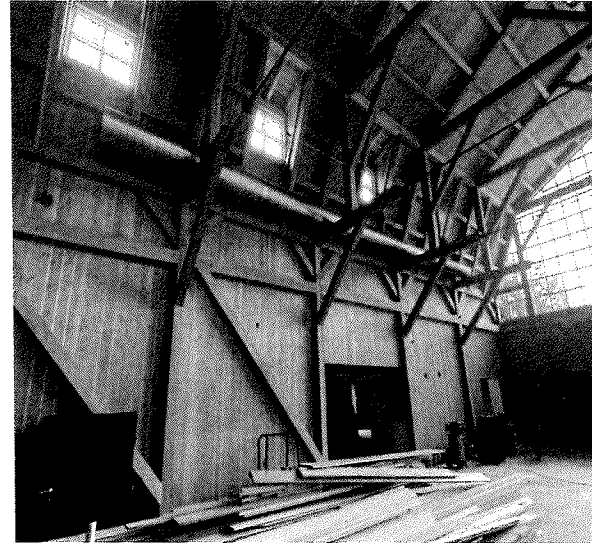


- Scope: Renovation and rehabilitation of 70,000 square feet of historical buildings
- Cost: \$14M
- Time to Completion: Phase 1 Complete
- Completion Date: May 30th, 2023
- Source of Funding: Trust Equity converted to a construction loan
- Post-Construction Success:
 - Design: Tasteful adaptative reuse of gilded age mansion
 - Use: Hospitality
 - Construction: Submitted for architectural awards
 - Management: Landmark Hospitality
 - Income: \$1.7M in event sales sold within 90 days of opening
 - Employment: Phase 1, 35 Full Time Personnel
 - Tax Assessment: n/a
- Issues resolved: n/a
- Ownership: 1750 Ashbourne Road Property, LLC – ultimately owned by Cretella Landmark Trust
- Operations: Landmark Hospitality
- Frank Cretella, 537 North Avenue, Plainfield, NJ 07060 – [REDACTED]



"The View at Lincoln Park," which stands as a testament to the collaborative effort between Landmark Developers and Hudson County. This transformative development, located in the heart of Lincoln Park, Jersey City, has been meticulously designed to enhance the surrounding community while preserving the natural beauty of the area. Our team worked closely with Hudson County Officials throughout the entire project's conception and execution to ensure compliance with all zoning regulations, building codes, and environmental guidelines. We believe in the power of partnership and actively engaged with the County to incorporate valuable feedback and address the unique needs of the community.

- Scope: Managed construction for Hudson County Improvement Authority and current operating tenants.
- Cost: \$14M
- Time to Completion: 18 Months
- Completion Date: 11/2022
- Source of Funding: Hudson County Improvement Authority bond \$11M
\$3M Cretella Landmark Trust Equity
- Post-Construction Success:
 - Design: Modern ground-up rebuild of county-owned property
 - Use: Hospitality
 - Construction: n/a
 - Management: Landmark Hospitality
 - Income: \$750,000 in event sales since opening
 - Employment: 30 Full Time Personnel
 - Tax Assessment: n/a
- Issues resolved: n/a
- Ownership: The View Operations, LLC – ultimately owned by Cretella Landmark Trust
- Operations: Landmark Hospitality
- Frank Cretella, 537 North Avenue, Plainfield, NJ 07060 – [REDACTED]



Landmark Developers and Black Dog Construction are expanding two exceptional projects, the Ryland Inn and the Farmhouse, each with its unique charm and location. The Ryland Inn, located at 115 Old Highway 28, Whitehouse Station, NJ, was built in 1796.



Landmark Developers, in collaboration with Black Dog Construction, have been diligently working on the Ryland Inn, ensuring its integrity while adding 40 additional overnight accommodations, set to be completed by winter 2023. The Ryland has an exquisite à la carte restaurant with a stunning outdoor patio, private dining spaces, two event spaces, and overnight cottages featuring a total of 11 guest rooms.



Meanwhile, the Farmhouse, situated at 231 County Road 579, Ringoes, NJ, already boasts a thriving wedding and event space. Landmark Developers and Black Dog Construction are expanding the Farmhouse by adding a second event space to be completed by fall 2023.

It is important to highlight that both projects are entirely separate entities, and there is no overlap in onsite construction members for these developments.

With our combined expertise and dedication to preserving the essence of these properties, the Ryland Inn and the Farmhouse are set to become iconic destinations, offering exceptional experiences to visitors and guests for years to come.

Project References

- Sheena Collum
Village President of Township of South
Orange scollum@southorange.org

- Norman Guerra
Chief Executive Officer
Hudson County Improvement Authority
norman@hcia.org

- John Buglione
SVP, Commercial Banking
TriState Capital Bank
jbuglione@tscbank.com



Supplemental Information

- No additional information to submit

FORM A-1

NON-COLLUSION AFFIDAVIT

STATE OF NEW JERSEY)
 :SS
COUNTY OF)

I, Frank Cretella, of the City of Plainfield, in the County of Union and the State of New Jersey, of full age, being duly sworn according to law on my oath, depose and say that I am Principal of the firm of Landmark Development, the Proposer making the proposal in response to the Request for Qualifications and Request for Proposals and the I executed the proposal with full authority to do so; that the proposer has not, directly or indirectly, entered into agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the proposal for the provision of such services as specified in the RFQ/RFP; and that all statement contained in the proposal and in this Affidavit are true and correct, and made with full knowledge that the Borough relies upon the truth of the statements contained in the proposal and in the statements contained in this Affidavit in awarding a agreement(s) for the provision of services set forth in the RFQ/RFP.

FORM A-2

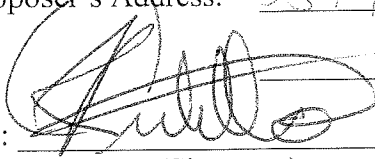
CONSENT TO INVESTIGATION

The Proposer hereby gives its consent to the Borough of Sea Bright, Monmouth County, New Jersey, or its authorized representatives to investigate and verify all information contained in the proposal submitted herewith in response to the Request for Qualifications/Request for Proposals, dated 8/3, 2023, including financial and law enforcement information with respect to the proposer. The proposer agrees that all financial institutions, law enforcement agencies, and regulatory agencies are authorized to release information verifying those representations and/or submissions made by the proposer. The proposer further agrees that the Borough of Sea Bright and/or its authorized representatives are authorized to inspect all premises and relevant records of said business entity in order to verify information contained herein.

The proposer agrees that a photocopy of this Consent to Investigation may be accepted by any agency or institution in lieu of the original.

Name of Proposer: Landmark Developers

Proposer's Address: 537 North Avenue Plainfield, NJ 07060

By:  _____
(Signature)

Name: Frank Cretella

Title: Principal

Date: 8/3/23

I further warrant that no person or selling agency has been employed or retained to solicit or secure such agreement(s), upon an agreement or understanding, for a commission, percentage, brokerage or contingent fee, except bona fide employees or bonafide established commercial or selling agencies maintained by the Proposer for the purpose of securing business (N.J.S.A. 52-34-15).

Landmark Developers
(Name of Proposer)

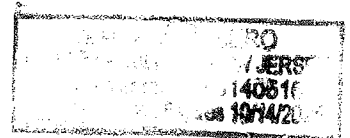
By: [Signature]
(Signature of Duly Authority Representative)

Frank Cretella
(Print Name)

principal
(Title)

Subscribed and sworn to
before me this 3rd
day of August, 2023

[Signature]
(Notary Public of New Jersey)



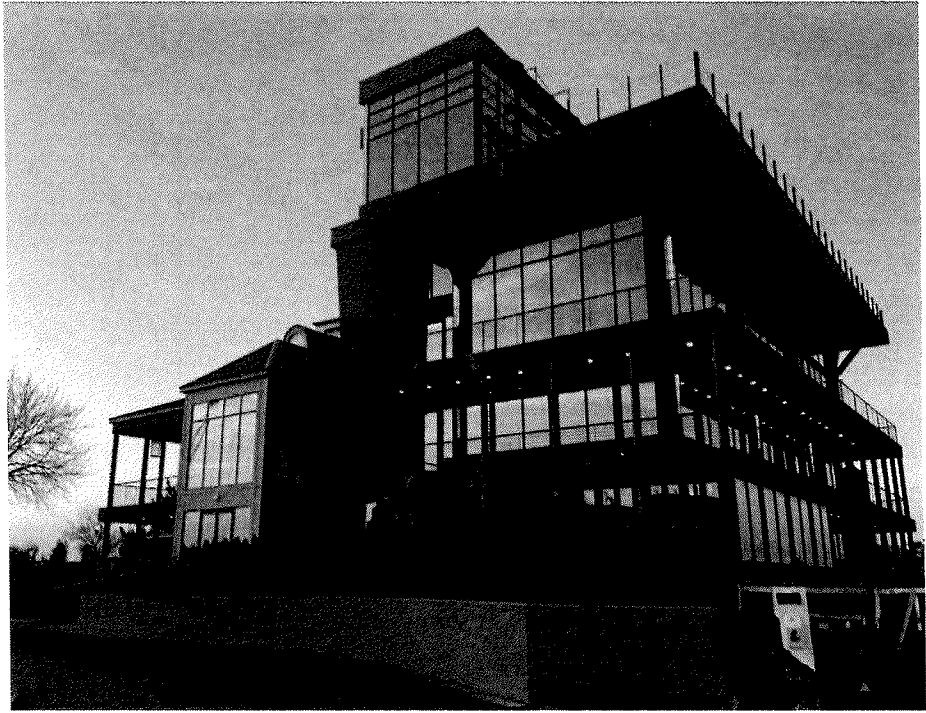
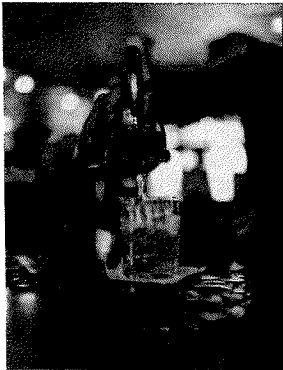
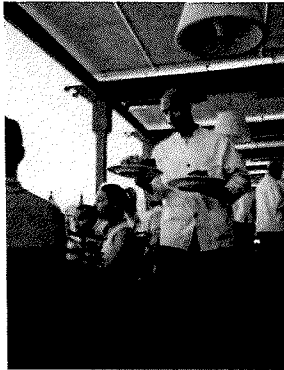
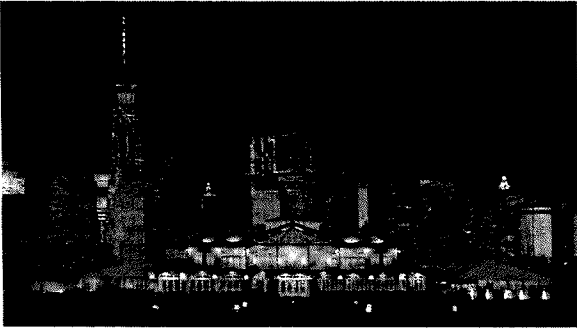
My commission expires 10/14, 2023.

LIBERTY HOUSE

BY LANDMARK

HUDSON HOUSE

BY LANDMARK



Boasting unsurpassed views of the New York City skyline, Ellis Island, Lady Liberty, and Liberty Landing Marina, Liberty House offers a restaurant, private dining space, gardens and cabanas, and two distinct event spaces. With its cathedral ceilings, wrap-around terrace and striking floor-to-ceiling windows, this event venue showcases the world's most iconic skyline and provides a truly unforgettable backdrop.

Jersey City, NJ.

Designed . Built . Expanded . Operated

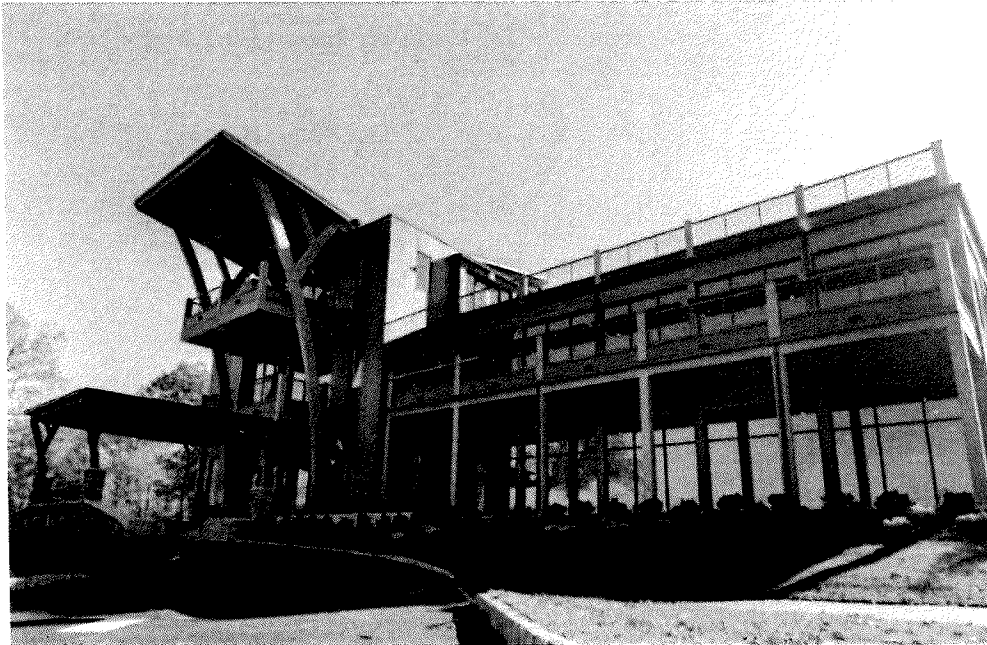
Situated at the end of Port Liberté, this structure is an arms length away from the Hudson River and boasts outstanding skyline views from every aspect. Lined with the Freedom Tower, Statue of Liberty, and the Brooklyn, Manhattan and Verrazano Bridges, Hudson House is NJ's hottest space, home to an à la carte restaurant, Terra e Mare, with outdoor dining, private dining spaces, two distinct event spaces and rooftop bar and lounge.

Jersey City, NJ.

Designed . Built . Operated

THE VIEW

BY LANDMARK



The long-anticipated revival of the quintessential west-side Jersey City haunt has commenced. Casino in the Park, the hospitality core of Lincoln Park, has been an entertainment hub since its inception in 1950, playing host to celebrity and political dignitaries including Frank Sinatra and former President Bill Clinton.

The ambitious site plan, showcasing a reimagined Casino in the Park structure, creatively incorporates aspects of the site's legacy into the contemporary design. Adaptive reuse of the stone façade, timber beams, and antique fixtures from the original Lincoln Lodge, Est. 1929, will be featured visual elements of the new facility, enabling the long and illustrious legacy to continue.

Jersey City, NJ.

Designed . Built . Operated

STONEHOUSE

BY LANDMARK

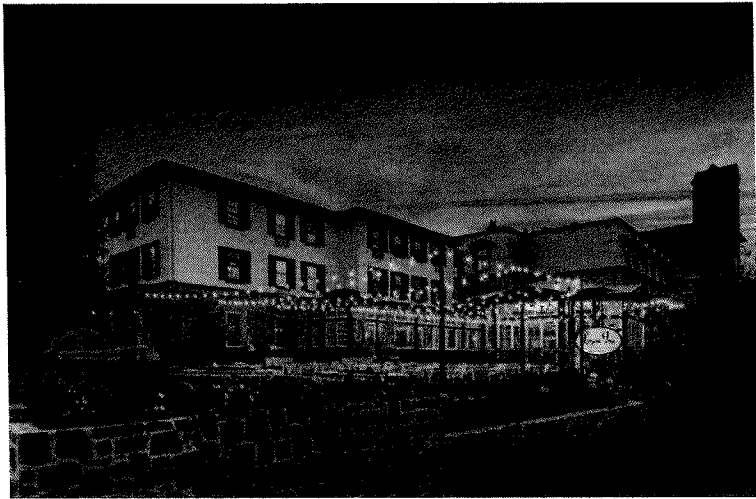


Nestled on 10 acres of meticulously lush gardens in the stunning Watchung Mountains, Stone House is the perfect backdrop for your next gala, date night, or corporate event. Our two distinct event spaces are where luxury meets rustic and contemporary. Both the Grand Ballroom and the Lodge are located on opposite sides of the property, ensuring exclusive use of the facility and privacy. In addition to the restaurant and private dining spaces, there is a chef's room, large outdoor patio, bar and bocce ball courts.

Coming soon: overnight accommodations.

Warren, NJ.

Purchased . Renovated . Expanded . Operated



The Logan Inn has been a staple of New Hope's Main St. for generations. First established as an inn in 1727, it is one of the oldest continuously run inns in the US.

The Logan expansion has 40 rooms and is located the center of the New Hope business district. Featuring an event space and multiple breakout rooms. In addition to our increased room inventory, our goal was to create a very social and well programmed main level which will include our restaurant, bars, private dining space, and curated entertainment.

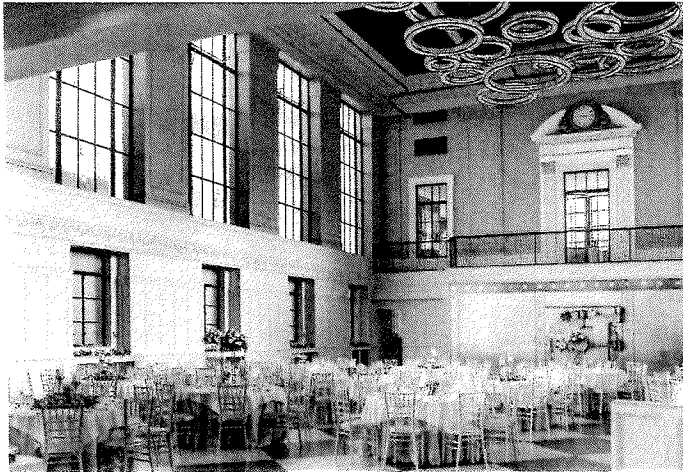
New Hope, PA.

Purchased . Restored . Expanded . Operated

The architecturally diverse main street of New Hope sets the stage for the Grandest of them all. Part of the Logan Inn Campus, The Mansion Inn impeccably embodies the colorful side of luxury. Striking in appearance, this former private residence turned Inn; is a neighborhood love story dating back to the 1700's. History notwithstanding this community melting pot, merges the authentic and the real, to show an appreciation for culture, art, music, and the modern sensibilities that have come to define New Hope. The Mansion Inns intimate setting exudes charm, while offering the perfect place to see and be seen in this vibrant downtown. Addition of 34 rooms, a restaurant, & Ancient Bath Spa

New Hope, P.A.

Purchased . Reimagined . Expanded . Opening 2024



Once a bank, Felina boasts extraordinary details and design, even utilizing the original vault. True supporters of the family farmer, artisans and craftsmen, we take pride in our approach to community and sustainability. Felina is home to an à la carte restaurant, private dining spaces, event space and rooftop.

Ridgewood, NJ.

Designed . Renovated . Repositioned . Operated



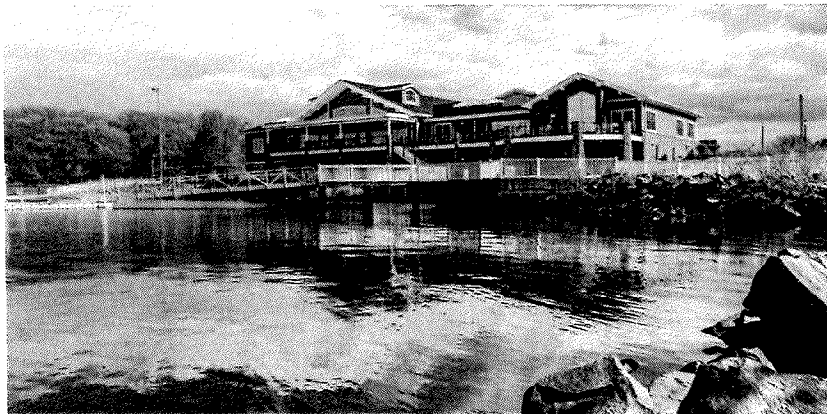
A dash of classic elegance gently folded into the rolling landscape of Hunterdon County, New Jersey. Set amidst 10 sprawling acres of lush gardens, tucked beneath the towering oak trees is the idyllic 330-year-old historical estate; the Farmhouse.

Landmark purchased the Farmhouse in December 2018 and is undergoing renovations. Phase 1, the first event space, is completed. Phase 2 and 3 will include a second event space, 100+ overnight accommodations, corporate breakout rooms, private dining and a restaurant.

Hampton, NJ.

Purchased . Renovated . Expanded . Operated

BOATHOUSE
BY LANDMARK

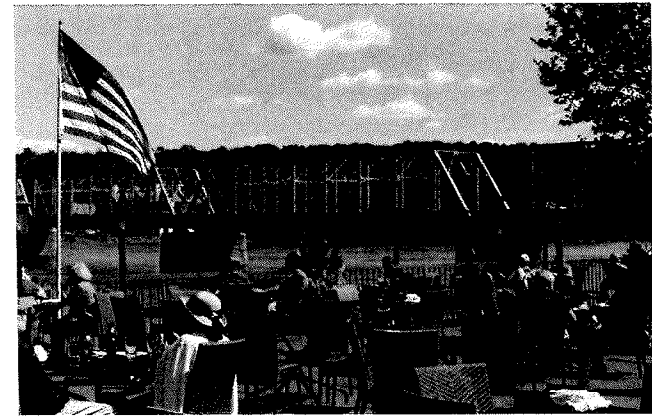


The Boathouse at Mercer Lake is a newly renovated lakefront event space in Mercer County Park. Overlooking lush park greenery and a picturesque lake, this event space has two rooms to hold your next event. Lakeview Hall, the larger event space is excellent for dinner and dancing. The smaller, Cove Room, is perfect for a corporate meeting or luncheon, or community event.

West Windsor, NJ.

Operated

the **Landing**
BY LANDMARK



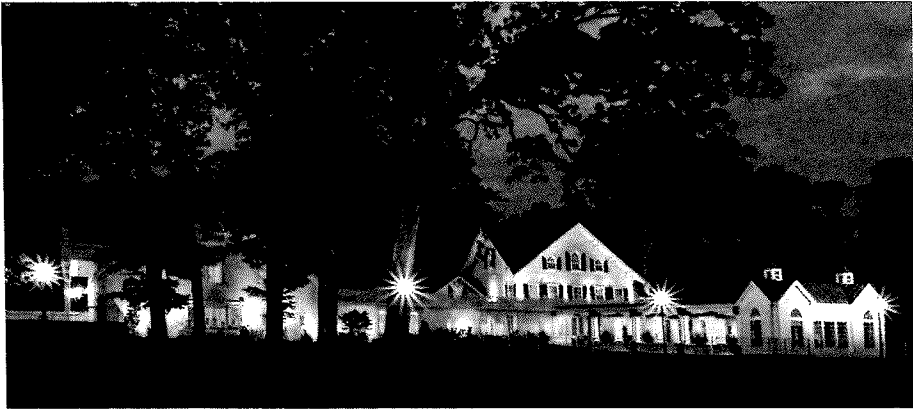
An incredibly buzz-worthy addition to the Logan Inn Campus, The Landing gives guests a riverside resort experience to expand on the already robust options of available activities and amenities. Collaborating with a world-class architect, to reimagine the languishing property, Landmark Developers envisions an ambitious plan inclusive of a soulful and thoughtful 44-room hotel, reimagining the iconic Fred's Breakfast Club, and restoring public access to the Delaware River.

Aspects of design will honor the property's colorful past while remaining keenly attuned to the community's essential needs as well as guest desires. The proposed site plan is sensitive to environmental impact and reliant on sustainable building practices.

New Hope, PA.

Purchased . Entitlements Pending . Operated

THE RYLAND INN
BY LANDMARK



Built in 1796, The Ryland Inn is a former country home and stage coach stop. Today, it is a redesigned space that boasts exposed wood beams, elegant chandeliers, and exceptional cuisine. The Ryland Inn is home to an à la carte restaurant with an outdoor patio and dining area, our own garden, private dining spaces, a chefs room, two distinct event spaces on opposite sides of the property, and overnight cottages with a total of 11 guest rooms.

Coming soon: additional overnight accommodations.

Whitehouse Station, NJ.

Purchased . Restored . Expanded . Operated

THE ALBION
BY LANDMARK



The Elkins Estate is an American 42-acre estate containing seven buildings, the most notable being Elstowe Manor and Cheltenham House.

Featuring: Helipad, band shell, recording studio, Tuscan kitchen, distillery, Restaurants, 3 event spaces, 30,000 sq. ft. conference center, 100+ overnight accommodations, and much more.

Elkins Park, Montgomery
County, PA.

Purchased . Restored . Expanded . Operated

VILLAGE HALL
BY LANDMARK

HOTEL Du Village
BY LANDMARK



The South Orange Village Hall is a nationally registered Landmark. Built-in 1894 by the architecture firm of Rossiter and Wright, this was the fire station and aptly called the “Pump House.” Its unique design, fashioned by German half-timber architecture and an iconic clock tower with a copper dome, highlights the exterior fabric of the building. Landmark Developers has repurposed the Village Hall with a ground-floor restaurant featuring a refined tavern menu and a patio encompassing an outdoor beer garden called the “Pump House.” The upper floor with exposed beams can be used as an event space or for corporate meetings.

Hotel du Village is French Chateau nestled on 12 acres in the heart of Bucks County. With two distinct event spaces and our boutique hotel, the natural elegance transforms your wedding into a lavish weekend getaway. This meticulously restored estate is surrounded by lush greenery and gardens, a hidden treasure for any couple wanting an exclusive estate wedding. Lounge in our poolside cabanas, make s'mores by our fire pits, serve up some tennis, light up in our cigar room, unwind in our game room; take advantage of all Hotel du Village has to offer.

South Orange, NJ.

New Hope, PA.

Purchased . Restored . Operated

Purchased . Restored . Operated