



Nicholson, Jennifer &lt;jnicholson@bhpsnj.org&gt;

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**Re: Terrace II PILOT Planning**

1 message

**Nicholson, Jennifer** <jnicholson@bhpsnj.org>

Fri, Jul 10, 2026 at 5:33 PM

To: Liza Viana &lt;lviana@bhtwp.com&gt;

Cc: "Dr. Kim Feltre" &lt;kfeltre@bhpsnj.org&gt;

Bcc: Debbie Terrero &lt;dterrero@bhpsnj.org&gt;, Natasha Joly &lt;njoly@bhpsnj.org&gt;, "Disler, David L." &lt;DLDisler@pbnlaw.com&gt;

Hi Liza,

Thank you for the update. This is actually good news.

Since a PILOT has not yet been applied for or negotiated, the District would appreciate the opportunity to be involved in the discussion as the process moves forward. Given the potential impact this development could have on Berkeley Heights Public Schools, we believe it is important that the District's interests and considerations are part of the conversation before any agreement is finalized.

Please keep us informed as discussions progress. We appreciate your willingness to share updates, and we look forward to working collaboratively throughout the process.

Enjoy the rest of your weekend!

Jenn

*Jennifer Nicholson*

School Business Administrator/ Board Secretary

345 Plainfield Ave

Berkeley Heights, NJ 07922

(908) 464-1718 ext. 1400



On Fri, Jul 10, 2026 at 12:35 PM Liza Viana &lt;lviana@bhtwp.com&gt; wrote:

Hi Jenn,

Sorry, I'm just now seeing this, since this storm derailed us for a week. FINALLY going through all of my non-storm related emails from the last week. I have forwarded this to Council. This developer has not yet applied for a PILOT. I'm sure we will have these discussions soon once he does. I'll get back to you. Thanks and have a great weekend!

Liza Viana

Berkeley Heights Township Administrator

908-464-2700, ext 2232

[lviana@bhtwp.com](mailto:lviana@bhtwp.com)

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**From:** Nicholson, Jennifer <jnicholson@bhpsnj.org>**Date:** Thursday, July 2, 2026 at 1:47 PM**To:** Liza Viana <lviana@bhtwp.com>**Subject:** Terrace II PILOT Planning

**CAUTION:** This email has originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Liza,

I hope you're doing well.

I wanted to reach out regarding the proposed Terrace II development and ask whether the Board of Education could be included in the planning discussions before any decisions are made regarding the future use of PILOT revenues generated by the project.

I understand and appreciate the Township's explanation that it was not in a position to provide funding to the School District from the existing PILOT revenues during this budget cycle due to long-standing financial commitments. With that in mind, I am hopeful that, as the Township begins planning future budget cycles- including those that may include revenues generated by Terrace II- the educational impact of these developments can be considered as part of those discussions.

As our community continues to grow through residential redevelopment, the School District continues to plan for and support the educational needs of the students who reside in these developments. Our experience with the existing PILOT properties has demonstrated that residential growth carries fiscal impacts for both the Township and the School District. It would be valuable to have the opportunity to discuss those impacts together before future PILOT revenues are committed.

As the anticipated revenues from Terrace II have not yet been incorporated into the Township's long-term financial planning I would appreciate the opportunity for the Board of Education to be included in those discussions from the onset. Even exploring whether a portion of future PILOT revenues could help offset the educational costs associated with new residential growth would be a worthwhile conversation and would reflect the shared commitment of both the Township and the Board to serving the residents of Berkeley Heights.

I'm hopeful we can work together on future projects, such as Terrace II, from the outset to identify solutions that recognize the fiscal responsibilities of both governing bodies.

Please let me know your thoughts and when there will be an opportunity to discuss this further. I appreciate your consideration and look forward to continuing our dialogue.

Enjoy the holiday weekend!

Jenn

*Jennifer Nicholson*  
School Business Administrator/ Board Secretary  
345 Plainfield Ave  
Berkeley Heights, NJ 07922  
(908) 464-1718 ext. 1400

