

Request For Expressions of Interest

Closson Property Farm Market

A. Development Team

Caleb Lentchner

New Hope, PA 18938

Caleb has owned and operated Caleb's American Kitchen located in Lahaska PA for almost 10 years. Caleb's American Kitchen is a BYO that serves breakfast, lunch and dinner Tuesday – Sunday. The menu focus is regional American cuisines. Using locally sourced ingredients seasonally. Menus also change seasonally. Caleb's American Kitchen has consistently received positive media attention and accolades for restaurants in the area including:

- Named Top 100 "Neighborhood Gems" in the nation based on Open Table guest reviews. Only two restaurants in all of Pennsylvania made this list.
- Trip Advisor rated number one restaurant in the area for nine consecutive years.
- Open Table has ranked Caleb's in the top 10 restaurants in Bucks County for food quality and service for nine consecutive years.

Caleb moved to the area in 2005 where he spent eight years at the helm as chef and general manager of Marsha Brown in New Hope PA. Caleb propelled the upscale steakhouse as the "in" place to dine for special occasions in the Delaware River towns.

For several years, Caleb was on the Board of New Hope Chamber of Commerce including a tenure of president. His time on the board spearheaded the first ever New Hope Restaurant Week. He also worked closely with the Lambertville Chamber to bring Friday Night Fireworks.

For seven years, Caleb was in the Board of Visit Bucks County. He was appointed Vice Chair for two of those years.

Caleb was on the Board of The New Hope Historical Society.

Prior to relocating to New Hope, Caleb honed his culinary skills working at restaurants and hotels in New York City and Miami starting in 1987 – 2005.

B. Qualifications & Experience

For almost 20 years, Caleb has built local relationships with many local farms in New Jersey and Pennsylvania. His experience in creating Caleb’s American Kitchen and running Marsha Brown has made him an expert in opening and running local restaurants.

Municipal References

Connie Gering, New Hope Borough current Council President

Larry Keller New Hope Borough current Mayor

C. Development Approach

Caleb would develop a restaurant similar to Caleb’s American Kitchen. The establishment would be an upscale casual BYO and offer service for three meals a day with cuisine that focuses on regional American cuisines. Whenever possible, the restaurant would support local farms and businesses to source and promote local ingredients. Menus would change seasonally. The goal would be to attract the local Lambertville community and neighbors across the river and in Delaware Township.

The Closson property would need to be renovated with a fully functioning kitchen, adequate bathrooms, ambient dining room, outdoor dining and parking.

D. Financial Feasibility

If Lambertville prefers selling this property, Caleb has relationships with local banks to secure a mortgage. He has the capital for a down payment and renovating. If Lambertville prefers leasing, Caleb can demonstrate that he has the capital needed for the appropriate renovations and funds to carry restaurant costs for the first year.