

VL v. Carstret (Monroe & Crankery) 10/4 (1984)

Letter identifying builders by categories,
+ especially the status of Monroe

2 pgs

CA000755L TC
254

MEMO: To File - URBAN LEAGUE v. CARTERET, et al.

CA000254L

FROM: BJW

RE: Builder's Remedies in Cranbury and Monroe

DATE: October 4, 1984

As a result of a conference call between John Payne, Bruce Gelber and Alan Mallach on October 3, 1984, it was determined that our position on builder's remedies in the above referenced will be as follows:

The builders will be divided into two categories based upon whether they participated in the trial:

Tier I - participated in the trial. Entitled to a builder's remedy unless site is environmentally detrimental.

Cranbury: Garfield, Cranbury Land, Zirinsky

Monroe: Bisgair's site.

Tier II - did not participate in trial. Not entitled to a builder's remedy but entitled to site specific consideration. Will be accepted unless legitimate environmental or planning considerations dictate otherwise. Sites will be competitively evaluated.

Cranbury: Toll Brothers, Morris

Monroe: Hutt and Mytelka's sites

cc/John Payne

Monroe Team: Above conclusions obviate need for memo by Team on builder's remedy. Therefore, assignment is cancelled. Monroe Team should analyze legislation previously placed in mail boxes and be ready to report to Team on Monday as to basic components of legislation.

MEMO: To File
FROM: BJW
RE: Monroe
DATE: October 4, 1984

Spoke with Carla Lerman, court appointed Master on 10/1/84.

Asked her about status of Monroe since they had agreed to "comply." She indicated she had received one proposal from a developer who had to date not been a part of the litigation: Realty Transfer, represented by Henry Hill, Esq. She indicated 3,000 units were projected but that sewer extensions would be an issue to be resolved.

Called Juliet Hirsch of Henry Hill's firm and requested copies of the development plan for realty transfer. She indicated she would send them. Phase I will be 624 units single family, patio, duplex and townhouses on 100 acres with 2070 low and moderate. Phase II 2480 units with 596 low and moderate.

cc/Monroe Team