

Monroe - 1985

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*Law Offices**Hutt, Berkow & Jankowski*

A PROFESSIONAL CORPORATION

*Gordon Berkow
 Stewart M. Hutt
 Joseph J. Jankowski
 Janice H. Schorer
 D. Bruce Unger
 Ronald L. Skimanowitz
 Wayne J. Peck*

*Park Professional Bldg.
 459 Amboy Avenue
 P.O. Box 648
 Woodbridge, N. J. 07095*

September 24, 1985

*Reply to
 P. O. Box 648
 (201) 634-6400
 Our File # 6858*

Ms. Carla L. Lerman
 413 West Englewood Drive
 Teaneck, New Jersey 07666

Re: Monroe Greens -
 Monroe Township

Dear Carla:

As I discussed with you on the telephone the other day, my client, Monroe Greens, et al, would consider being placed in a Mount Laurel Compliance Package in a manner which may be more acceptable to you and the Township. As you know, the biggest alleged draw-back of our existing proposal is that our proposal for approximately 3,000 units would cause big traffic impacts. Without in any way conceding this to be the fact, we are willing to consider following an alternative proposal which you will see will reduce the traffic impacts by approximately 75%.

Our clients own approximately 545 acres that are presently zoned R-30 (30,000 square feet) and R-60 (60,000 square feet). In addition to that, since it is over the 400 acre limit in the zoning ordinance, it is eligible for PRC at a density maximum of seven units per acre. The lands are located in what is known as the "out-calt" section of the Township. That section is substantially developed on 1/4 acre lot sizes. We have laid out the land under the existing zoning, excluding the PRC Zone Option, and have determined that we can build approximately 360 detached homes. This calculation has been done on a very conservative basis; that is to say, we have excluded all none buildable land located within the 545 acres because of any possible problem of environmental concerns such as wetlands, floodplains, etc. Some of the so-called non-buildable lands such as those presently in the floodplain could be built up with appropriate constraints under the existing law, but for the purpose of this discussion, we have even eliminated that property.

We would propose that our 545 acres be rezoned to allow 1/4 acre lots for single family detached homes, but not to exceed 720 units on the entire 545 acres. In other words, we would like double the density on smaller lots than is presently allowed, but would preserve the vast amount of lands for no development whatsoever.

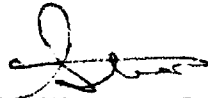
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Additionally, we would be willing to donate \$1,500.00 per unit for the increased density or \$540,000.00 - 360 x \$1,500.00 on a phased basis, payable as Certificates of Occupancy are obtained to a municipal Mount Laurel Trust Fund. Said sums could be used by the municipality in any way you deem advisable to help in the construction of Mount Laurel Housing in other locations or in other fashions.

If you deem the above proposal worth exploring, I would like to set up a meeting with you and my clients to discuss it further.

Very truly yours,



STEWART M. HUTT
For the Firm

SMH:lp

cc: Steve Denholtz, Esq.
Eric Neisser, Esq.
John Payne, Esq. ✓