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attorney Correspondence

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CARL S. BISGAIER
LINDA PANCOTTO

October 1, 1985

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

Re: Monroe Township - Compliance Plan

Dear Ms. Lerman:

I am in receipt of a copy of Eric Neisser's letter to you of September 30, 1985. I have the following comments:

1. the gross density of the Monroe Development Associates' tract should be at the fourteen (14) units per acre requested by the plaintiff. This is not a rural area. All of the lands to the north, east and west of the tract are zoned industrial. All of the lands to the south are part of the Balantrae development. This will be an area of very intense development in which a sixty acre project at 14/d.u. per acre will be compatible. We are preparing layouts for you to review in this regard. Certainly, the 8/d.u. per acre suggested in your report should be increased. The township, itself, accepted 10/d.u. per acre;

2. we would certainly oppose any siting of lower income units in Balantrae within the vicinity of our development. This should be explicit in your report. I thought we had reached this understanding with the Balantrae developers;

3. I do not understand the Urban League's insistence that the Balantrae development not be for PRC; however, I suggest a meeting among the relevant parties to discuss that. Since the development will be on my client's border, I would like to participate in any such meeting.

Sincerely yours,



CARL S. BISGAIER

CSB:emm

cc: Eric Neisser, Esquire
Stewart Hutt, Esquire
Douglas K. Wolfson, Esquire
Thomas R. Farino, Esquire
Mario Apuzzo, Esquire
Carl D. Silverman, Esquire
Arnold Mytelka, Esquire

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