

U.L. v. Carteret

8 March 1985

Plainsboro

Letter re: modifications to order

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PI # 5133

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March 8, 1985

Ms. Carla Lerman
Executive Director
Housing Authority of Bergen County
190 Moore Street
Hackensack, N.J. 07601

Re: Urban League v. Carteret
(Plainsboro)

Dear Ms. Lerman:

John Payne and I attended meetings on February 28 and March 7 in which the Plainsboro Township proposed significant modifications in the Order previously submitted to Judge Serpentelli to permit the development of low and moderate housing in Plainsboro. I thought I might take this opportunity to send you various documents which were distributed at that meeting and fill you in regarding some of the details.

Plainsboro proposed that the Township issue bonds and enter into a management and construction contract with Linpro as the developer. Linpro would produce 125 units of senior citizen housing and 288 units of moderate income housing on site 43 located across from the Shopping Center. The design for these units would be similar to the Aspen development. I have enclosed a copy of the brochure for the Aspen design. I have also attached a document which was provided to us on February 28 which gives further background as to the impact of such housing.

The bonds floated by Plainsboro will create the capital for the project. I have also enclosed a letter from Edward McManimon, Esq., Bond Counsel for Plainsboro, which provides an excellent summary of the proposed financial arrangements.

To replace the conversion to condos at Forrestal Village which is noted at paragraph 2(b) on page 2 of the Consent Order attached, Plainsboro recommended that a contribution of \$.50 a square foot be established to create a trust fund to subsidize 120 rental, 60 low, 60 moderate, units.

Plainsboro has passed an Affordable Housing Ordinance which meets with our approval. I am enclosing a copy for your perusal.

Prior to our meeting on March 7, we met with our client, Roy Epps, of the Civic League, who expressed serious concerns with locating all of the 413 senior citizen/moderate income housing on one site. Plainsboro will explore the possibility of other sites and/or distributing some of the units on other Linpro projects. Mr. Stonaker distributed the enclosed Development Fee Ordinance and estimates of square footage of potential projects which would yield the requisite monies for the trust fund.

The meeting in Plainsboro on March 12, 1985 has been confirmed with all parties. Mr. Stonaker would like to hold the meeting regardless of whether Linpro has responded with respect to alternatives. Accordingly, the meeting date and time would appear to be firm rather than tentative.

Sincerely,


Barbara J. Williams

encls

cc/Messrs. Stonaker, Mallach, Payne