

ULv. Carteret

30 Sept 1986

Plainboro

Letter from Pidgeon re: Sept 16, 1986
letter

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MATTSON, MADDEN & POLITO

ATTORNEYS AT LAW

ONE GATEWAY CENTER

NEWARK, N. J. 07102-5311

TELEPHONE (201) 621-7000

LE ROY H. MATTSON
EDWARD G. MADDEN, JR.
ANDREW S. POLITO
FRANCIS T. GIULIANO
JOHN R. LEITH
JOHN R. PIDGEON

TELECOPIER
(201) 621-7065

MARK L. CZYZ
KURT E. MCCUE
JOHN J. FANNAN
DAVID M. WERTHEIM
BLANCHE D. VILADE
JOSEPH M. SORIANO

September 30, 1986

Re: Township of Plainsboro ads.
Urban League (Mt. Laurel)

Barbara Stark, Esq.
Rutgers Constitutional Litigation Clinic
15 Washington Street
Newark, NJ 07102-3192

Dear Ms. Stark:

In response to your September 16, 1986 letter, please be advised that the Plainsboro Township Committee would consider a modification of the Amberwood Project, however, it would like to avoid having the Township's being involved in the housing business. The Committee's concern that such a project may not be economically viable has increased since the entry of the July 1985 Consent Order because vacancy rates have increased at the existing Princeton Meadows complexes and also because the existing Princeton Meadows market rents essentially fall within the moderate income guidelines. Partial construction of the Amberwood Project would probably also result in a greater cost per unit than a larger project.

As you know, Plainsboro accepts its obligation to provide moderate and low income housing, however, it wishes to change the terms of the Consent Order to reflect changed circumstances including both the Affordable Housing Council's fair share number for Plainsboro and the economic factors set forth above.

If you need any further information, please let me know.

Very truly yours,



John R. Pidgeon

JRP:mw

cc: Clifford J. Maurer