

U.L. v. Carteret

27 April 1985

S. Bamsnik

Letter from Barbara to Alan & Bruce (1)

Letter from Benedict (1)

Pgs 5

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S.I. Newhouse Center For Law and Justice
15 Washington Street • Newark • New Jersey 07102-3192 • 201/648-5687

April 22, 1985

Mr. Alan Mallach
15 Pine Drive
Roosevelt, N.J. 08555

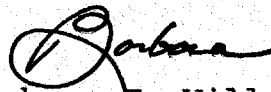
Bruce S. Gelber, Esq.
606 Ritchie Avenue
Silver Spring, Md. 20910

Dear Alan and Bruce:

I am enclosing "the latest" from Joe Benedict for your information and review. I would appreciate your input as to the site breakdown (particularly the Klatskin site) as soon as possible.

I would like to schedule a meeting, Alan, at your earliest convenience so that we can wrap this up. Let me know when it is convenient for you.

Very truly yours,



Barbara J. Williams

encls

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April 19, 1985

Rutgers University School of Law
Constitution Litigation Clinic
S.I. Newhouse Center for Law and Justice
15 Washington Street
Newark, NJ 07102-3192

Attention: Barbara Williams, Esq.

Re: South Brunswick Compliance with Mt. Laurel II

Dear Barbara:

Subsequent to our last conversation when we were unable to get the numbers to work, I had several conversations with Marcia Shiffman which resulted in Marcia's preparation of the attached schedule. It appears that the final numbers meet our needs as set forth in Bruce's letter of January 17, 1985. That is, there are specific sites set forth on the schedule which will yield, under a revised zoning ordinance, the required number of low income housing units.

I also resolved with Marcia the Township's position with regard to the remaining issues. I am confident that we can clear up all outstanding issues over the language in the ordinance revision with one more meeting of an hour or two in length.

I would appreciate it if you could first review the attached and check the figures to see if you arrive at the same conclusion, that is, this will fit the bill. You will note that the acreage for the Georges Road tract has been revised to reflect 186 acres. The increase in acreage is based upon the engineering information we have received from the contract purchasers. You will also note that the Cronheim property yields 146 acres and a corresponding greater number of low income housing units. The result of this is that the Klatskin tract obligation can be reduced to 26 acres with the standard MH designation and 25% set aside. Moreover, the St.

Barbara Williams, Esq.

April 19, 1985

Cecilia's property is not required to yield the needed total number of units. I will be bringing this to the Township Committee's attention to determine whether they still desire its inclusion, which perhaps could be used to reduce the provision regarding additional subsidized units.

In any event, once you are satisfied the numbers work, I would like to schedule what hopefully will be a final conference to resolve the language in the ordinance revision.

Cordially,

BENEDICT AND ALTMAN

By


Joseph J. Benedict

JJB:dm
Enclosure

EXHIBIT A

(Revised 4/15/85)

| | <u>Acres/Zone</u> | <u>Total Potential Units</u> | <u>Low Income</u> | <u>Intermediate Income Units</u> | <u>Moderate Income Units</u> | <u>Total Low/Mod.</u> | <u>%Low/Mod. Income Units of Total</u> |
|---|-------------------|------------------------------|-------------------|----------------------------------|------------------------------|-----------------------|--|
| A. TRACTS SUBJECT TO MANDATORY SET ASIDE | | | | | | | |
| St. Augustines | 33/PRD-VII | 230 | 12 | 11 | 23 | 46 | 20% |
| Town Center | 471/PRD VII T.C. | 3300 | 165 | 165 | 330 | 660 | 20% |
| Municipal Complex | 86/PRD VII | 600 | 30 | 30 | 60 | 120 | 20% |
| Georges Road | 186/PRD VII | 1299 | 65 | 65 | 130 | 260 | 20% |
| Gatarz | 12/PRD VII | 84 | 4 | 4 | 8 | 16 | 20% |
| | | <u>5513</u> | <u>276</u> | <u>275</u> | <u>551</u> | <u>1102</u> | |
| B. SUBSIDIZED HOUSING PROJECTS | | | | | | | |
| Charleston Place | MF | 30 | 14 | | 16 | 30 | 100% |
| Eastern Prop./Rt. 27 | 6+/MH | 40 | 40 | | | 40 | 100% |
| Xebec/Black Horse | 5 | 40 | 40 | | | 40 | 100% |
| Whispering Woods/Route 522 | 6+/MH | 39 | 13 | 13 | 13 | 39 | 100% |
| | | <u>149</u> | <u>107</u> | <u>13</u> | <u>29</u> | <u>149</u> | |
| C. ADDITIONAL SUBSIDIZED UNITS | | | | | | | |
| | | 100 | | | | 100 | 100% |
| D. MOBILE/MANUFACTURED HOUSING | | | | | | | |
| Broadway | 26 acres/MH | 143 | 12 | 12 | 12 | 36 | 25% |
| Deans/Rhode Hall Rd. | +165 acres/MH | 908 | 75 | 75 | 76 | 227 | 25% |
| Culver Road | 146/MH | 803 | 67 | 67 | 67 | 201 | 25% |
| | | <u>1854</u> | <u>154</u> | <u>154</u> | <u>155</u> | <u>424</u> | |

E. CREDIT FOR PREVIOUSLY
BUILT UNITS

| | | | | | | |
|------------------|-----------|-----------|------------|-----------|-----------|------|
| Charleston Place | <u>54</u> | <u>26</u> | <u> </u> | <u>28</u> | <u>54</u> | 100% |
| Grand Total | 1770 | 563 | 443 | 763 | 1869 | |