

UL v. Carteret, Piscataway 12/28/84 (1984)

Letter requesting that subject property
be included as a suitable site for
multi-family development w/ Mt. Laurel
set-asides

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PLEASE REFER TO
 FILE NO.

December 28th, 1984

RECEIVED
 DEC 31 1984
 JUDGE GARDENHILL'S CHAMBER

Bruce S. Gelber, Esq.
 N C D H
 733 15th Street N.W.
 Washington, D. C. 20005

re: Urban League of Greater New Brunswick v. Borough of Carteret, et als.
 Docket No. C-4122-73

Dear Mr. Gelber:

This will confirm our telephone conversation of today. The subject of our conversation relates specifically to the application of Lackland Brothers, #84-ZB-23, encompassing Block 371, Lot 1, zoned R-10, and identified as Baldwin Street Extension, in the Township of Piscataway, New Jersey, currently pending before the Piscataway Township Board of Adjustment. The application is for 109 units, essentially within the purview of the standards for the PRD Zone. The applicant proposes, and the presentation contemplates, 10% low and 10% moderate (total of 22 units). At this point the applicant has presented the affirmative case and the matter will be continued during the month of January 1985 with the Board presenting expert staff reports.

You may recall that by letter dated May 24th, 1984, a copy of which I am enclosing, you took a position supporting the suitability of the above site for multi-family residential development, providing that mandatory set-asides were established. Our application, as presently constituted, falls exactly within those prescribed perimeters. During the course of our conversation, I expressed my concern that this site was not included among the inventory of vacant sites identified by Carla L. Lerman, in her report, as suitable sites for multi-family Mt. Laurel type development. You indicated to me that the reason for this oversight lies in the fact that the subject tract had received final approval for development as single-family residential properties. I informed you that that approval had lapsed by virtue of the fact that the owner had not filed a proper final approval. Obviously the reason for not filing the final approval was that Lackland Brothers decided to pursue development of this site as multi-family residential with Mt. Laurel set-asides.

Having set forth the foregoing as background information, I am specifically requesting that the subject property be included as a suitable site for multi-family development with Mt. Laurel set-asides.

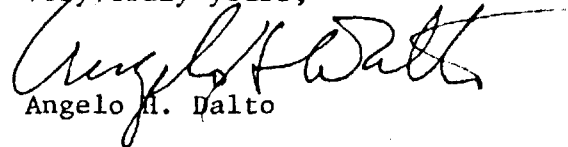
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I am forwarding a copy of this letter to the parties designated below. I am requisitioning a copy of the transcript of the hearing to this point, and will also furnish to all interested parties a copy of the written report of Richard Coppolla, which report was submitted to the Board of Adjustment. We feel that this material will amply support our position in this regard.

I thank you for your consideration of this letter, and I look forward to meeting you personally.

Very truly yours,



Angelo H. Dalto

AHD:jsb

Enclosure

cc: Ms. Carla L. Lerman
Michele Donato, Esq.
Phillip Paley, Esq.
Honorable Eugene D. Serpentelli
Lackland Brothers
Barbara J. Williams, Esq.