

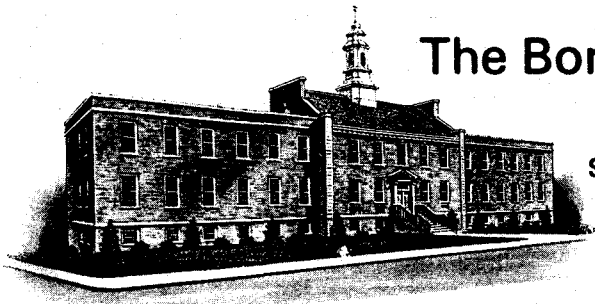
CA - Sayreville

4/21/76

letter re: additional info w/ regard to
residential construction; 3 major projects

P.i. 3524
Pg 3

CA001914L



The Borough of Sayreville

MIDDLESEX COUNTY
167 MAIN STREET
SAYREVILLE, NEW JERSEY 08872
(201) 257-3200

MAYOR:
JOHN E. CZERNIKOWSKI
BOROUGH COUNCIL MEMBERS
PRESIDENT
RANIERO TRAVISANO
KENNETH W. BUCHANAN, Sr.
ALVIN W. JOLLY
JOSEPH M. KEENAN, Jr.
THOMAS R. KUBERSKI
FELIX WISNIEWSKI

OFFICERS OF THE BOROUGH:
MARY J. KOSAKOWSKI, Clerk
ALAN J. KARCHER, Attorney
HOWARD M. SCHOOR, Engineer
JAMES I. LINDSAY, Treasurer
J. HOWARD KOLB, Tax Assessor
JAMES P. DOLAN, Tax Collector

April 21st, 1976

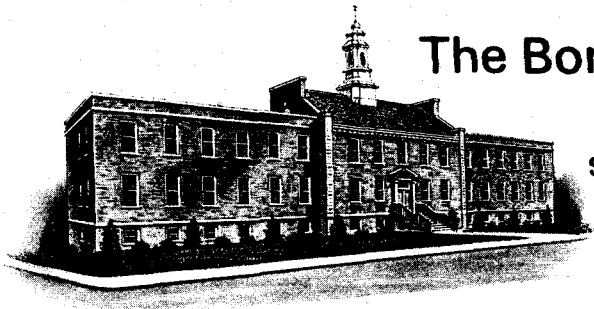
Honorable David D. Furman
Court House
New Brunswick, New Jersey 08901

Re: Urban League of Greater New Brunswick
vs. Borough of Sayreville, et als.
Docket No. C-4122-73

Dear Judge Furman:

I wish to submit to you additional information with regard to residential construction, either underway, approved or imminent which consists of three major projects:

- A. Town House project known as Sheffield Mews already under construction in the lower Sayreville area. These units are being built on a parcel that was recently rezoned from industrial to R-7. The developers are exercising the townhouse option which permits a density of 5 units per acre in said zone. There are five separate models all of which appear to be available to moderate income families. The question of density has been discussed with our planning consultant and with various Borough officials. Under the present ordinance this project will eventually contain 215 units. If the permissible density is increased to 7 units per acre a larger number of units may be built at a lower per unit cost. The Borough of Sayreville is amenable to giving serious consideration to an increase in the density provision which might then allow a total of approximately 260 units all of which would be available to moderate income families.



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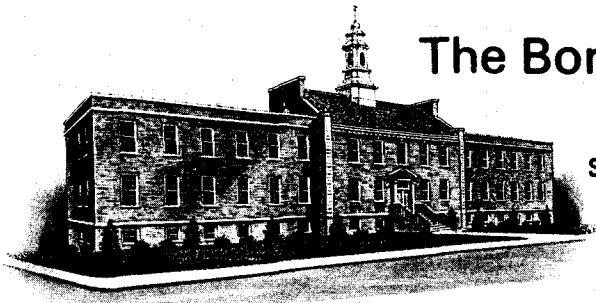
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- B. Garden Apartment project which has been approved by both the Board of Adjustment and the Mayor and Council. Building Permits have been available to the developers for over a year but construction has not yet begun because of the general economy. We have spoken to the developer and he is willing to redesign the 220 units with the consent of the Mayor and Council to insure that said units will not be priced out of the range of low and moderate income families. The Borough is amenable to such modifications provided they do not substantially alter the spirit and intent of the original variance and provided that such alteration will satisfactorily increase our supply of moderate income apartments by the full 220 units.
- C. Senior Citizen Housing Project. I am enclosing a copy of the minutes of a meeting of the Senior Citizens Advisory Council for Housing, dated April 8th, which while not very comprehensive should indicate that this matter is progressing well. I can add that to my knowledge International has signed the contract for the additional acreage and that the total parcel has tentatively been approved as an acceptable site by both state and federal officials. I think it fair to say that all of these 182 units will be available to low income families.

Even using the low figure for Project A above we still find that the Borough has 617 units underway, approved or presently planned, all of which are or will be available to low and moderate income families. Moreover these 617 units are over and above future residential construction to be done in PUD zones.



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Also I wish to make it clear that the Borough as an act of additional good faith is contemplating creating another PUD option for a parcel presently zoned solely for industry. Lastly, the Borough philosophically has no difficulty in setting guidelines for future residential development that ^{shall} provide for a minimum of approximately 34% of all units to be available for low and moderate income families. To this end we have requested our Planner to make recommendations as to how this might be best accomplished.

Respectfully yours,

Alan J. Karcher
Borough Attorney

AJK:lg