

CA - Cranbury

3/16/84

request for answers to provided
interrogatories
-certification

pl

CA 0022269

HUFF AND MORAN

CRANBURY - SOUTH RIVER ROAD

CRANBURY, N. J. 08512

(609) 655-3600

ATTORNEYS FOR Defendant, Township of
Cranbury, etc.

Plaintiff

TOLL BROTHERS, INC., a Pennsylvania
Corporation

vs.

Defendant

THE TOWNSHIP OF CRANBURY IN THE COUNTY
OF MIDDLESEX, A Municipal Corporation
of the State of New Jersey, THE TOWN-
SHIP COMMITTEE OF THE TOWNSHIP OF
CRANBURY and THE PLANNING BOARD OF THE
TOWNSHIP OF CRANBURY.

SUPERIOR COURT OF NEW
JERSEY
LAW DIVISION: MIDDLESEX
COUNTY

Docket No. L-005652-84

CIVIL ACTION

INTERROGATORIES

TO: BRENER, WALLACK & HILL, ESQS.
2-4 Chambers Street
Princeton, NJ 08540

TAKE NOTICE that defendants, The Township of Cranbury
and The Township Committee of the Township of Cranbury hereby
demand certified answers to the within interrogatories from
plaintiff, Toll Brothers, Inc., within the time prescribed by
the Rules of Court:

1. State the name and address of every person
having knowledge concerning the subject matter of this litigation,
and in summary form, the nature of that knowledge.

1. Andrew T. Sullivan and
Kenneth J. Mizerny
Sullivan & Arfaa
2314 Market Street
Philadelphia, PA 19103
Env. Analysis & site plan of
plaintiff's site; cost-generative
features of Cranbury Land
Development Ordinance
2. Members of Raymond Parish
Pine & Weiner, as yet unknown
3. Members of Cranbury Township
Committee and Planning Board
4. William C. Moran
5. Joseph Stonaker
6. All experts in the consolidated
Urban League cases.

2. Set forth the name and address of every expert witness which the plaintiff intends to call at trial. Set forth the witnesses area of expertise and his qualifications. Attach a copy of the expert's report or if not in writing, set for a summary of his report.

Andrew T. Sullivan and Kenneth J. Mizerny, who are registered planners/architects with expertise in site planning and environmental analysis. See enclosed resumes.

3. State the date on which plaintiff acquired interest in the real estate referred to in the complaint, the nature of the interest and the price paid therefore.

August 8, 1983
See attached option agreement

4. If the interest referred to in #3 above is as a result of a contract or option agreement, attach a copy of the same.

ATTACHED

5. State the total number of houses capable of being afforded by persons of low and moderate income which have been constructed by plaintiff within the last ten years. Set forth the dates they were constructed, the locations where they were constructed and the rental prices or sales prices for them. Set forth the current rental prices or sales prices for each of the above units.

Toll Brothers, like virtually all builders in New Jersey, has not constructed any housing pursuant to ordinance provisions mandating a setaside of lower income units or offering effective density bonuses for the inclusion of lower income housing. Two projects by Toll Brothers have sold at prices close to affordable by moderate income households. These are:

Rose Hollow - Yardley, PA (condo-flats)

Sales Date	Price	Model
Aug 1982	\$55,990	1 bd. (Hampton)
	\$59,990	2 bd (Newport)
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Feb 1983	\$59,990	1 bd (Hampton)
	\$63,990	2 bd (Newport)
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(see attached)

(Con't)

Current	\$63,990	1 bd (Hampton)
	\$66,990	2 bd (Newport)

(Some 2 bedroom units rented at \$530 per month)

Huntington Brook - Southampton, PA (townhouses)

Sales Date	Price	Model
Feb 1983	\$67,990	2 bd.
Current	\$73,990	2 bd

(Some 2 bedroom units rented at \$600 per month)

6. Set forth the rental prices or sales prices which plaintiff proposes to construct in Cranbury Township.

Prices have only been calculated for the low and moderate income segment of the housing. As currently calculated, low income units would have to sell for between \$23,650 (1bd) and \$28,600 (3bd) and moderate income units would have to sell for between \$41,250 (1bd) and \$51,700 (3bd).

7. Set forth the device or devices which plaintiff intends to use to assure that the units proposed to be constructed will remain affordable by persons of low and moderate income.

Deed restrictions in addition to administration by a non-profit entity which will screen applicants for lower income housing.

HUFF, MORAN, & BALINT, ESQS.
Attorneys for Defendant Township
of Cranbury

BY: _____
WILLIAM C. MORAN, JR.

C E R T I F I C A T I O N

I certify that the foregoing statements made by me are true. I am aware that, if any of the foregoing statements made by me are wilfully false, I am subject to punishment for contempt of court.

I hereby certify that the copies of the reports annexed hereto rendered by proposed expert witnesses are exact copies of the entire reports rendered by said expert witnesses; that the existence of other reports of said expert witnesses, either written or oral, are unknown to me; and, if such become later known or available, I shall serve them promptly on the propounding party.

Dated: _____

3/20/84

John R. [Signature]
Toll Brothers Inc