

CA - Cranbury

9/11/84

memorandum to solicit ~~input~~ input for  
Twp's consideration during rezoning  
process

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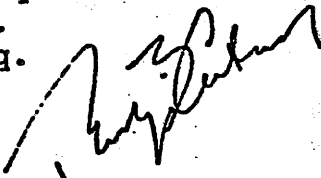
CA00 2269D

342 W. State Street  
Trenton, NJ 08618  
Tel: 609-393-3553

319 E. Centre Avenue  
Newtown, PA 18940  
Tel: 215-968-6729

M E M O R A N D U M

TO: Stephen E. Barcan, Esq.  
Carl S. Bisgaier, Esq.  
Thomas R. Farino, Esq.  
Michael J. Herbert, Esq.  
Guilet D. Hirsch, Esq.  
Richard Schatzman, Esq.  
William Warren, Esq.

FROM: Philip B. Caton, AICP 

DATE: September 11, 1984

RE: Urban League v. Carteret  
Docket No. C-4122-73

As you know, on September 6 the Cranbury Township Committee and Planning Board conducted a joint public meeting pursuant to the Court-ordered revision of the Township's land use regulations. This letter is being directed to all builder plaintiffs and interested developers of lower income housing in Cranbury to solicit input for the Township's consideration during the revision process.

Judge Serpentelli's opinion requires the Township to complete its rezoning within 90 days of his July 27, 1984 opinion. Due to the time pressure involved the Township Committee and Planning Board have established a schedule of weekly meetings through September and October. A copy of this schedule is attached for your information.

The Township is willing to consider input from interested land owners/developers as part of this rezoning process. Accordingly, I am requesting that you address the following issues with regard to your client's property, its prospective use for mixed-income housing and the Township's existing land use regulations:

1. Site Suitability

Describe the suitability of the proposed site for the intended development as it relates to the following areas of concern:

- a. Accessibility within the area by highway and anticipated impact on local roads, availability of public transportation.
- b. Proximity to sources of goods and services provided by both the public and private sectors.
- c. Availability of water and sewer utilities.
- d. Environmental suitability, including both on- and off-site impacts of the intended development.
- e. Compatibility of prospective development with neighboring land uses, relationship of development to existing local, county and state land use policies.
- f. Any other considerations which you deem relevant to assessing the suitability of your client's site.

*UK  
Brief*

2. Development Proposal

Describe the nature of the proposed development in as much specificity as possible, including total number of dwelling units and density required, total number of lower income dwelling units and percentage of entire development, type of construction, tenure of units, necessary sewer and water capacity to serve the development and the like. A conceptual site plan showing the existing topography and significant natural features of the site would also be helpful.

3. Economic Documentation

Supply financial pro-formas or other data which support the specific re-zoning requested by your client, including projected market absorption for non-lower income units.

4. Land Use Regulations

Provide a list of those modifications in Cranbury's zoning ordinance and other land use regulations which must be incorporated with the rezoning in order to remove all unnecessary exactions and cost-generative provisions which inflate the cost of producing housing in the Township.

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expected  
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The Township's goal is to fashion a conceptual approach to accommodating its fair share within four weeks. Accordingly, it is important for the information outlined above to be submitted as soon as possible in order for the Township to give it due consideration. Specifically, I request that the responses to items 1, 2 and 3 be provided by the end of business on September 18. While I recognize that this is short notice I also believe that most, if not all of you were represented at the Public Meeting last week at which this deadline was established and therefore have already begun to compile your responses.

Please send your information simultaneously to the Township's planning consultant, George Raymond at Raymond, Parish, Pine and Weiner, Inc., 621 Alexander Road, Princeton, NJ 08540

*Copies*

to Ms. Georgea von Lutcken, Planning Board Secretary at Cranbury Township Municipal Offices, 23A North Main Street, Cranbury, NJ 08512

and to myself at the Trenton office.

The Township has also consented to entertain presentations of the respective proposals at the Public Meeting to be held on September 26. This will allow municipal officials and myself a week to study the submissions and prepare any questions. Each presentation will have to be strictly limited in duration, probably to fifteen or twenty minutes plus question and answer. If you are interested in presenting at the meeting on the 26th, please contact Ms. von Lutcken at 609-395-0544.

Thank you in advance for your co-operation in this matter. Please feel free to contact me directly with any questions which this letter may raise.

PBC:cjl  
Enclosure

cc: Bruce S. Gelber, Esq.  
Lawrence B. Litwin, Esq.  
William C. Moran, Jr., Esq.  
Eric Neisser, Esq.  
Joseph J. Stonaker, Esq.  
George M. Raymond, AICP, AIA  
Georgea von Lutcken

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N O T I C E

SCHEDULE OF SPECIAL MEETINGS OF THE TOWNSHIP  
COMMITTEE AND PLANNING BOARD OF THE TOWNSHIP  
OF CRANBURY

Meetings will be held in accordance with the following schedule  
to resolve the rezoning requirements ordered by the Court:

Thursday, September 13, 1984

Wednesday, September 19, 1984

Wednesday, September 26, 1984

Thursday, October 4, 1984

Thursday, October 11, 1984

Wednesday, October 17, 1984

Thursday, October 25, 1984

These meetings will be held at the Cranbury Elementary School  
at 8:00 P. M.

Georgea von Lutcken  
Planning Board Secretary