

MP - UL v. Carteret (Piscataway)
CA

3/12/85

cover letter - enclosed:

- copies of letters re: Lot 6, Block 823
w/ ^{street} maps

pty 8

CA 002474 L

RAYMOND S. MILLER, P.A.

Attorney at Law

2301 MAPLE AVENUE
SOUTH PLAINFIELD, N. J. 07080
755-7565

March 12, 1985

Barbara J. Williams, Esq.
Constitutional Litigation Clinic
Rutgers Law School
15 Washington Street
Newark, N. J. 07102

RE: URBAN LEAGUE vs BOROUGH OF CARTERET
DOCKET C-4122-73

Dear Ms. Williams:

Enclosed herewith please find original and copies of Consent Order in the above cause. I further enclose a copy of letter from Bruce S. Gelber, Esq. which sets forth that the premises my clients are interested in, namely, Lot 6, Block 823, can be released from the Court's Order of December 11, 1984.

I presume that you can sign this Consent Order on behalf of the plaintiff. However, to avoid any loss of time, I am sending a duplicate of the enclosed to Bruce S. Gelber, Esq. at his office in Washington, D. C. In any case, I would appreciate the authorized party signing the consent Orders, and returning at least an original and two copies to my office, in order that I may forward same on to Philip Paley, Esq., attorney for defendant, Piscataway Township.

Thank you for your kind and prompt attention to this request and for your continuing kind cooperation, I remain,

Very truly yours,

RAYMOND S. MILLER

RSM:ap
Enclosures

cc: Bruce S. Gelber, Esq.

P.S. JUST SPEAK TO
YOU ON THE
PHONE

RAYMOND S. MILLER, P.A.

Attorney at Law

2301 MAPLE AVENUE
SOUTH PLAINFIELD, N. J. 07080
783-7883

March 7, 1985

Bruce S. Gelber, Esq.
National Committee Against Discrimination
in Housing
733 15th Street, N. W.
Washington, D. C. 20005

RE: Urban League of Greater New Brunswick
vs Township of Piscataway, et als
Docket No. C-14122-73

Dear Mr. Gelber:

I have a client who presently owns lot 1 and lot 12 in block 829 of the Piscataway Township tax map. These premises which are located on Orchard Street are presently in the area denoted by the Urban League for low and moderate income housing.

I enclose herewith a photostat of the subject premises together with the immediate area surrounding same. My client had sketched in pen the fact that there is already established housing surrounding most of the premises involved. At the most, however, my client would be able to construct five residential homes from the entire premises involved.

Since this is a small subdivision, would it not be possible to have your committee for the Urban League except this land from any restraints in Judge Serpentelli's order and from the land denoted for low and moderate income housing.

I would very much appreciate hearing from you as my client would like to make subdivision application to the Piscataway Planning Board for five residential building lots.

Thanking you for your kind attention to this request, and awaiting your further advices, I remain,

Very truly yours,

RAYMOND S. MILLER

RSM:ap

Also: Rutgers Law School, Constitutional Litigation Clinic,
S. Newhouse Center for Law and Justice
15 Washington St., Newark, N. J. 07102

THE STATE UNIVERSITY OF NEW JERSEY
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Campus at Newark

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15 Washington Street • Newark • New Jersey 07102-3192 • 201/648-5687

January 29, 1985

Raymond S. Miller, Esq.
2301 Maple Avenue
South Plainfield, N.J. 07080

Re: Urban League of Greater New Brunswick, et al.
v. Township of Piscataway
No. C 4122-73

Dear Mr. Miller:

This will confirm our conversation today regarding two parcels of vacant land which are located in site 60 in Piscataway Township and are owned or under option by Pelmont Builders.

With respect to Lot 6, Block 823, my client, in consultation with our planning consultant, has reviewed this parcel and determined that it is not practicable to develop it for Mt. Laurel purposes. Accordingly, we have no objection to having the Court's Order of December 11, 1984 dissolved as to this parcel.

With respect to the proposed purchase from the Township of an 80 X 100 foot parcel adjacent to Lots 76-79, Block 774, I asked you to send Barbara Williams and me additional information about the size, configuration, ownership and current use of the adjoining parcels. I also suggested that, to avoid reducing the size of a potentially developable, municipally owned parcel through purchase of the 80 X 100 strip, you should consider applying to the Zoning Board of Adjustment for a variance as to your parcel.

I hope this information is helpful to you.

Sincerely yours,


Bruce S. Gelber

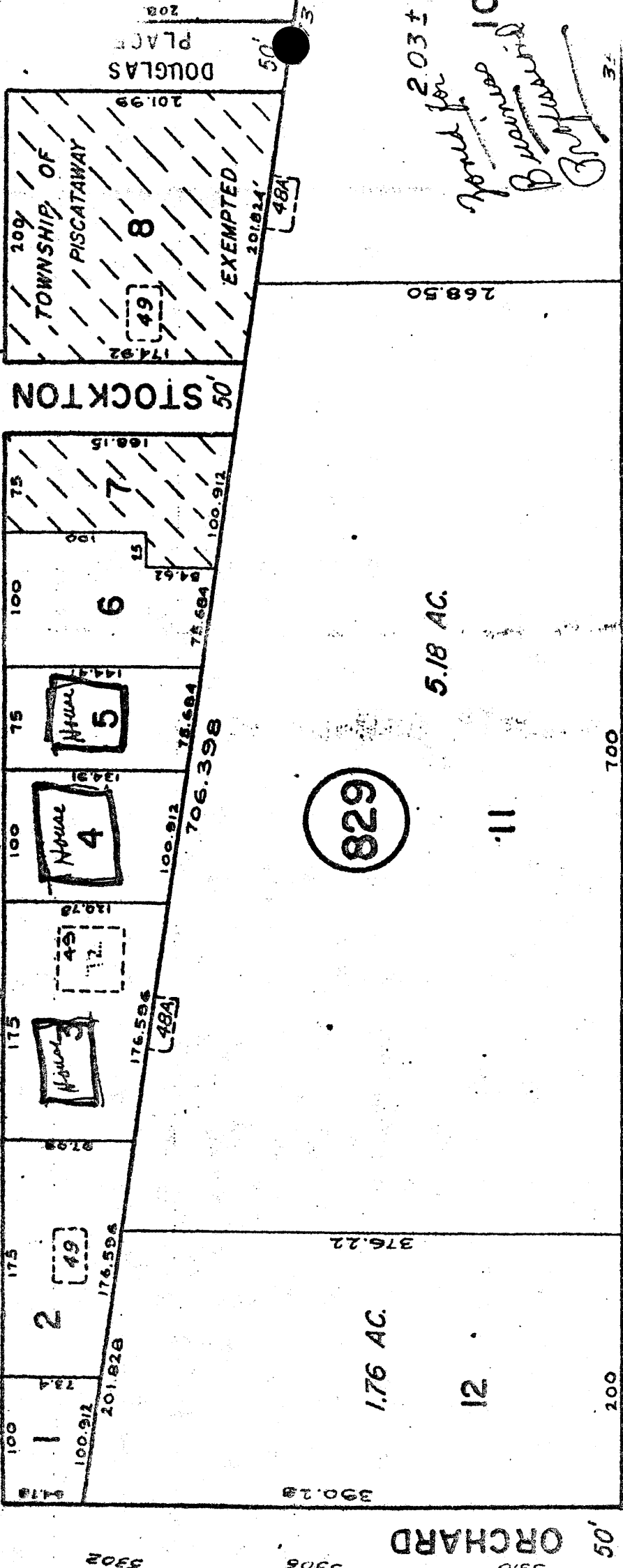
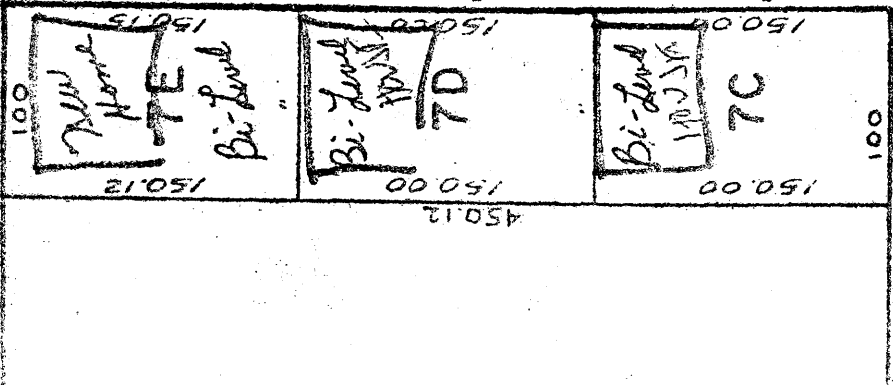
cc/Hon. Eugene D. Serpentelli, J.S.C.
Phillip Paley, Esq.
Michelle Donato, Esq.

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AVENUE

STOCKTON

EXEMPTED



ORCHARD

829

834
C

2.03 ±
Mortgage
B. ...
C. ...

House
one
family

Ravell
one
family

Colonial
one
family



...

Special Site Constraints: This entire site consists of Klineville soil series which presents only moderate limitations on residential development.

Expressed interest in development: unknown

Recommendations: This site is suitable for garden apartments and other multi-family housing types, i.e., quadplex, triplex, etc., at a density of 12-15 units per acre, depending on unit type. This determination will depend, in part, on the location of the Hoes Lane extension.

Sites #51, 52, 53, 54 and 60 - Hoes Lane to River Road, Rivercrest Drive to Westfield Avenue
Portions of Blocks 774 through 834

Area: These scattered sites, some in single lots, some in larger parcels, total over 110 acres.

Physical Description: This is an area of scattered single family houses, paper streets, unpaved streets, developed and undeveloped park land, and significant amounts of municipally owned land.

Existing zoning: R 10, R 15 and four lots zoned for Senior Citizen Housing.

Master Plan Proposal: single family residential, public (part of the "Civic Center"), senior citizen housing.

Present Land Use: single family residential, vacant, park area, two schools.

Adjacent Land Uses: This area is bordered on the north by a single family residential neighborhood, on the northeast by the municipal complex, on the south by Rutgers University-owned vacant land, and on the east by River Road and Johnson Park.

General Neighborhood Characteristics: This neighborhood consists of a mixture of very modest homes and larger homes, unpaved streets and vacant lots. There are several park areas and a few scattered commercial uses.

Environmental Conditions affecting development: This entire neighborhood is in Flood zone C, suggesting minimal risk of flooding. Flood zone A, which borders the Raritan River for its entire length in Piscataway, extends up to River Road, but the gradual slope upward, in an easterly direction, protects this neighborhood from danger of flooding.

Road Access: This neighborhood is served by a grid pattern of streets, but a number of these are unpaved, or partial paper streets. River Road and Hoes Lane provide road access on the west and east respectively.

Traffic Conditions/Impact: As this neighborhood would be developed primarily on smaller sites and infill sites, and as River Road and Hoes Lane each provide direct access from the area to I-287, no negative traffic impact would be expected from new residential development in this area.

Special Site Constraints: Most of this neighborhood consists of soil in the Klinesville series which offers "moderate" limitations for development. The area zoned for senior citizen housing is comprised of soil of the Reaville series which presents "severe" limitations in residential development due to seasonal high water and potential frost action. As this zone is appropriate for a five story building it will be important to consider these problems when planning construction and site layout.

Expressed interest in development: The municipality has expressed interest in having senior citizen housing available as a housing type. Actual developer interest is unknown.

Recommendation: The available sites in this neighborhood range in size from single house lots to six acres. The neighborhood is one of relatively small lots and houses. It would be appropriate to develop these sites in small scale developments: duplex, triplex, quadplex or patio homes, using a density of five units per gross acre as a standard. The site zoned for senior citizen housing should be developed with at least 30 units per acre if the building is to be five stories in height. The entire site would not be developed simultaneously, but could be staged in two buildings, over five or six years. Based on 100 acres of vacant land in this neighborhood, and assuming provision of some for park use or other public use, it would be possible over a six to ten year period to provide the opportunity for 300-400 housing units, using primarily municipally owned land.

Site #57 - River Road, at Piscataway-Highland Park border
Block 872 2, 3 (part)

Area: 40 acres

Existing Zoning: R20A - PRD

Present Land Use: vacant

This site is owned by Rutgers University and is proposed for multi-family residential development. In conjunction with this Rutgers proposal the Township has zoned the site for PRD at a maximum of 10 units per acre. As this site has been studied and this density is appropriate, no further analysis is necessary.

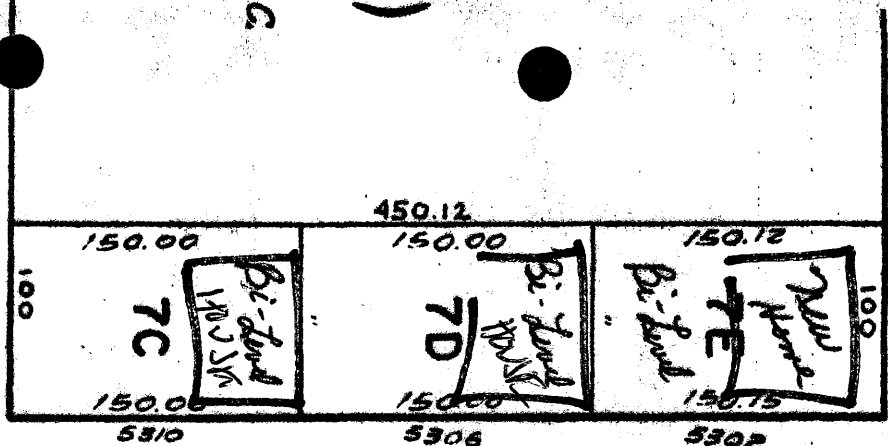
It is recommended that this site be designated for 10 units per acre for a Planned Residential Development.

Site #75 and 76 - Hillside Avenue, between River Road and Scott Street
Block 560 Lot 5A, Bl. 561 Lots 8A-22, 25-36, 39, 40
Block 564 Lots 18-37

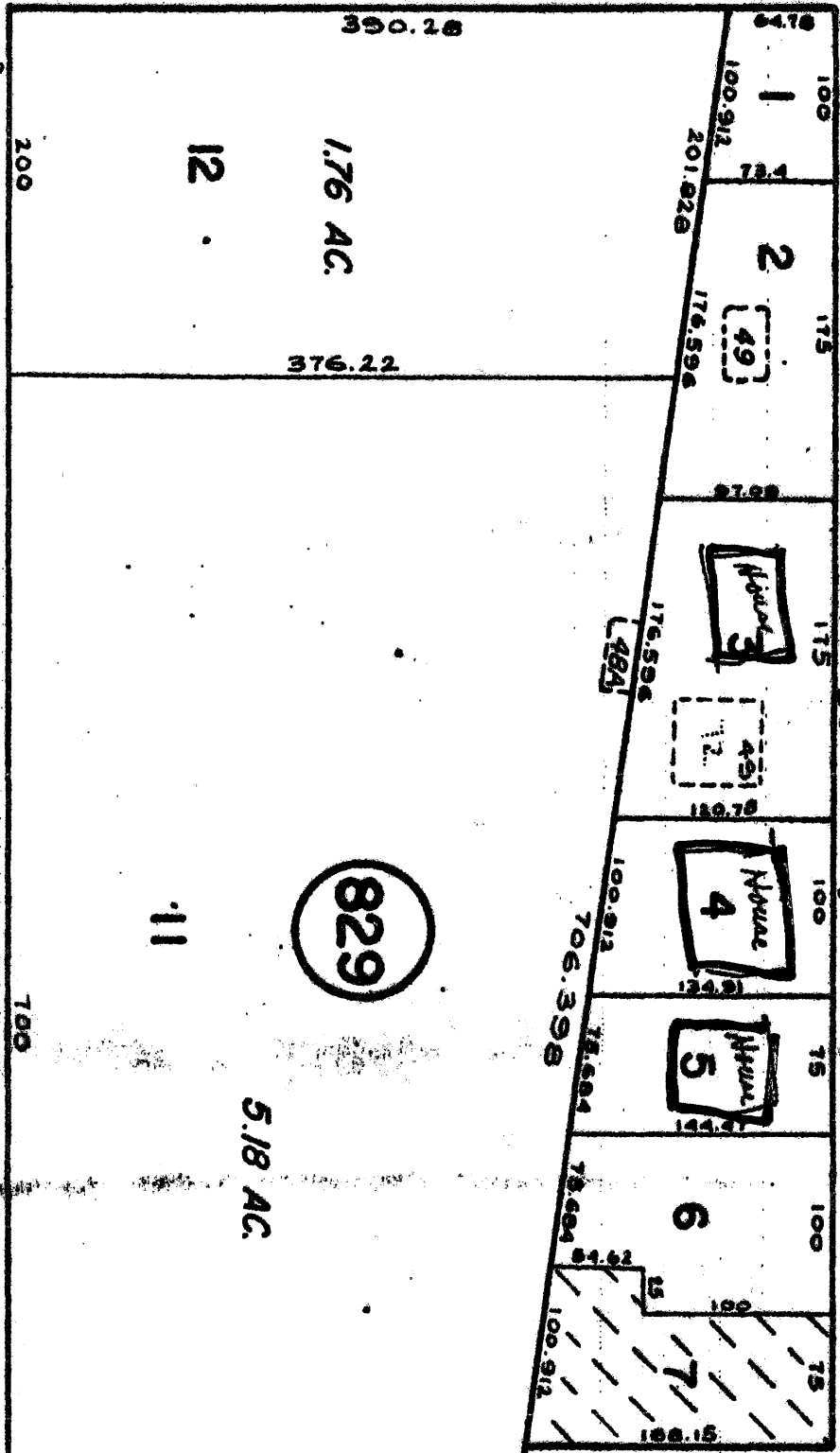
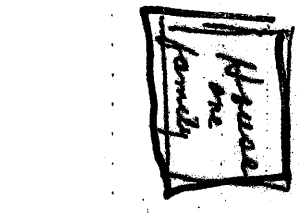
Area: 10.5 acres

Physical Description: flat, primarily open, scattered growth.

Existing zoning: R-10



5302 5306 5310

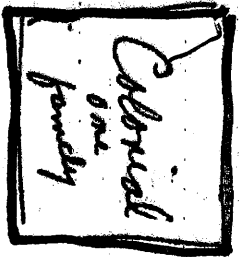
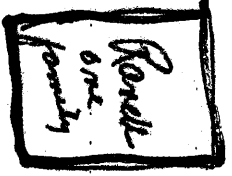


AVENUE

AVENUE

STOCKTON

DOUGLAS PLACE



834 C

Spent for 2031
B. B. B. B.
B. B. B. B.
B. B. B. B.



THE STATE UNIVERSITY OF NEW JERSEY
RUTGERS
Campus at Newark

file

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15 Washington Street • Newark • New Jersey 07102-3192 • 201/648-5687

March 22, 1985

Re: Piscataway, Lots 1, 12 Block 829

Dear Alan,

I have received the enclosed letter from Raymond S. Miller, Esq. regarding the above referenced site. My initial reaction is "no" but would like your input.

Very truly yours,



Barbara J. Williams

encls

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

RAYMOND S. MILLER, P.A.

Attorney at Law

2301 MAPLE AVENUE
SOUTH PLAINFIELD, N. J. 07080
755-7565

March 7, 1985

Bruce S. Gelber, Esq.
National Committee Against Discrimination,
in Housing
733 15th Street, N. W.
Washington, D. C. 20005

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vs Township of Piscataway, et als
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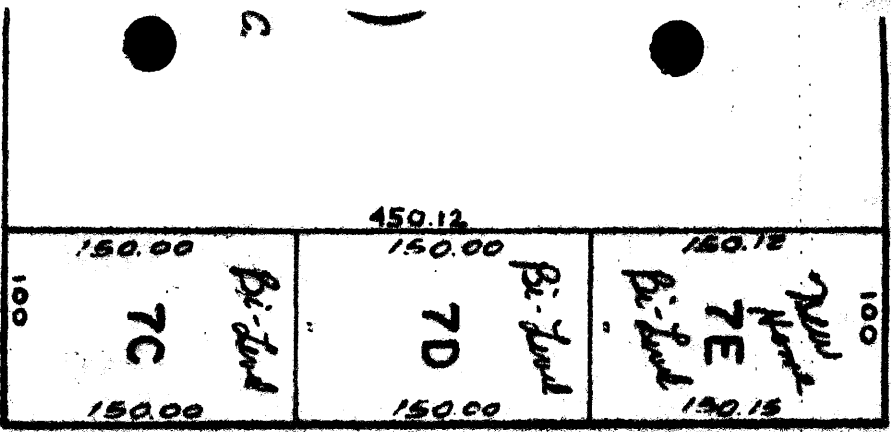
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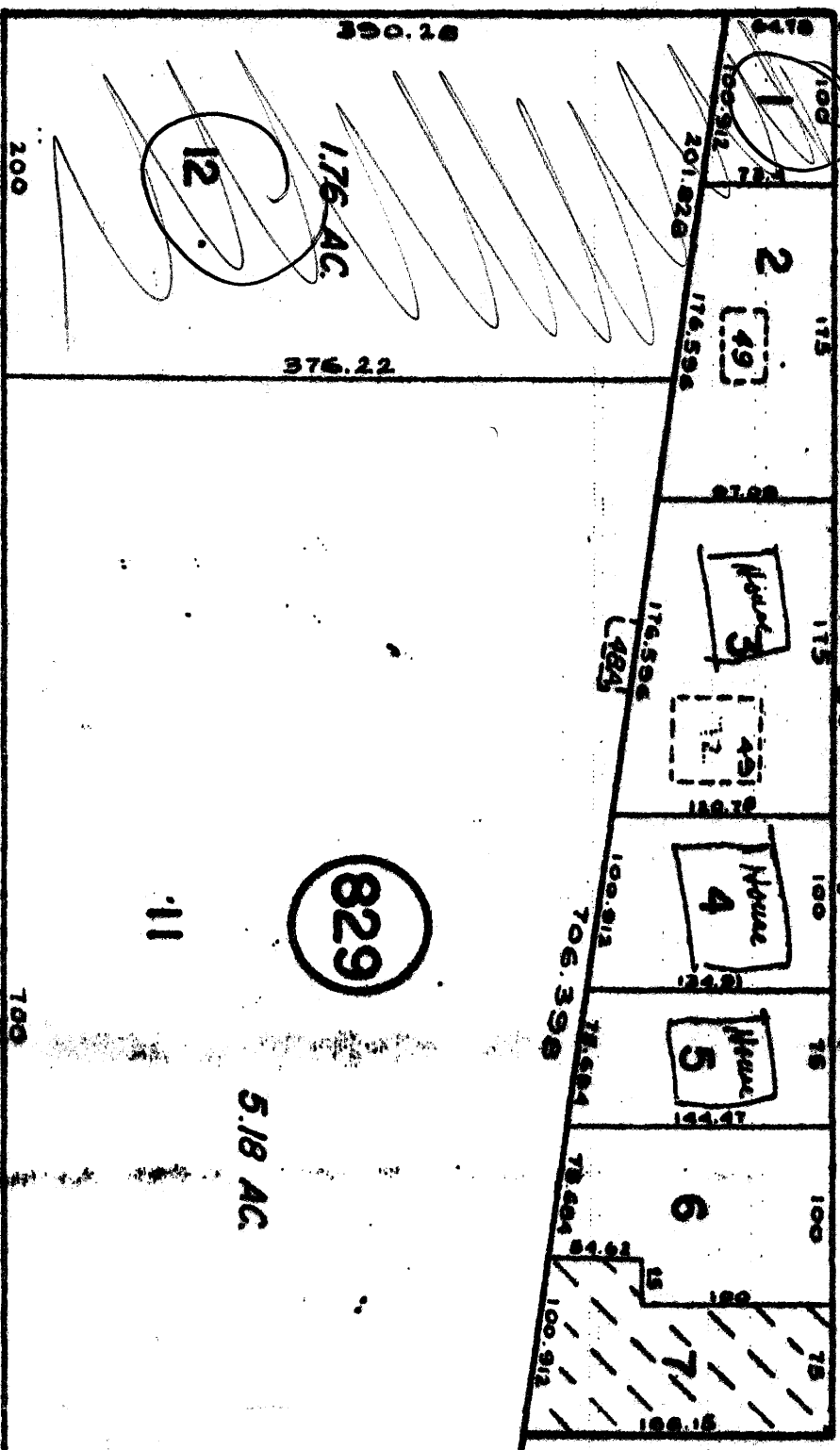
40 40 40 40 6 40



Alvarez
one
family

50' ORCHARD

100 150 75 75 100 300 300



AVENUE

50' STOCKTON

100 100 3 200 EXEMPTED

AVENUE

Rosell
one
family

Cherish
one
family

834
C

Special for 2031
Browns
G.P. Jones

DOUGLAS
PLACE