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30-Jan-80

Urban League
Plaintiffs'

Notice of motion for consolidation
or intervention and for
temporary restraints against
Old Bridge et als.

pg 49.

(some pages are of bad quality)

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M)

ERIC NEISSER, ESQ.
JOHN M. PAYNE, ESQ.
BARBARA J. WILLIAMS
Rutgers Constitutional Litigation Clinic
15 Washington Street
Newark, New Jersey 07102
201-648-5687
ATTORNEYS FOR URBAN LEAGUE PLAINTIFFS

URBAN LEAGUE OF GREATER
NEW BRUNSWICK, et al.,
Plaintiffs

v.
THE MAYOR AND COUNCIL OF
CARTERET, et al.,
Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No. C-4122-73

O&Y OLD BRIDGE DEVELOPMENT
CORP.,
Plaintiff

v.
THE TOWNSHIP OF OLD BRIDGE,
THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF OLD BRIDGE and
THE PLANNING BOARD OF THE
TOWNSHIP OF OLD BRIDGE,
Defendants

LAW DIVISION-MIDDLESEX COUNTY

Docket No. L-009837-84 P.W.

WOODHAVEN VILLAGE, INC.,
Plaintiff,

v.
THE TOWNSHIP OF OLD BRIDGE,
THE TOWNSHIP COUNCIL OF THE
TOWNSHIP OF OLD BRIDGE and
THE PLANNING BOARD OF THE
TOWNSHIP OF OLD BRIDGE,
Defendants

LAW DIVISION-MIDDLESEX COUNTY

Docket No. L-036734-84 P.W.

OAKWOOD AT MADISON, INC.,
et al.,
Plaintiffs,

v.
THE TOWNSHIP OF MADISON
and THE STATE OF NEW JERSEY,
Defendants

LAW DIVISION-MIDDLESEX COUNTY

Docket No. L-7502-70 P.W.

NOTICE OF MOTION FOR
CONSOLIDATION OR INTERVENTION
AND FOR TEMPORARY RESTRAINTS

NJM, BRIEFS

TO: Clerk
Superior Court
Hughes Justice Complex
CN 971
Trenton, New Jersey 08625

Jerome Convery, Esq
Attorney for Township of Old Bridge
One Old Bridge Plaza
Old Bridge, New Jersey 08857

Thomas Norman, Esq.
Attorney for Old Bridge Planning Board
30 Jackson Road
Medford, New Jersey 08055

Frederick Mezey, Esq.
Attorney for Oakwood at Madison, Inc.
Mezey and Mezey
93 Bayard Street
New Brunswick, New Jersey 08901

Henry Hill, Esq.
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Princeton, N. J. 08540


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744 Broad Street
Newark, New Jersey 07102

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Attorney for Woodhaven Village, Inc.
Hutt, Berkow, Hollander & Jankowski
459 Amboy Avenue
Woodbridge, N. J. 07095

PLEASE TAKE NOTICE that on Friday, April 19, 1985 at 10 A.M.,
or as soon thereafter as counsel can be heard, the undersigned,
counsel for the Urban League plaintiffs, will move this Honorable
Court for an order: (a) consolidating the above-captioned actions
or, alternatively, granting the Urban League plaintiffs
intervention in the Oakwood at Madison action, and (b) pending this
Court's approval of a comprehensive Mount Laurel compliance plan
for Old Bridge, enjoining defendants Township of Old Bridge, Old

Bridge Township Council, Old Bridge Planning Board, and all their agents, employees and other persons and entities acting in concert with them, from signing final subdivision plats, granting site plan approval, issuing building permits, or granting any other authorization or approval for construction of any units by Oakwood at Madison, Inc. unless (i) such approvals require that 20 percent of the units be affordable to, and maintained for 30 years for purchase or rental solely by, low and moderate income households as defined in Oakwood at Madison and Mount Laurel II and that the construction of such lower income units be phased with construction of the market units, and (ii) this Court has approved such conditions. In support of this motion, Urban League plaintiffs will rely upon the attached Affidavits of Eric Neisser, Esq. and Alan Mallach and the Memorandum of Law in Support served and filed herewith. A proposed Order is attached.

Dated: April 3, 1985



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BARBARA J. WILLIAMS
Co-Counsel for
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201-648-5687

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LAW DIVISION-MIDDLESEX COUNTY

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LAW DIVISION-MIDDLESEX COUNTY

Docket No. L-036734-84 P.W.

OAKWOOD AT MADISON, INC.,
et al.,
Plaintiffs,

v.
THE TOWNSHIP OF MADISON
and THE STATE OF NEW JERSEY,
Defendants

LAW DIVISION-MIDDLESEX COUNTY

Docket No. L-7502-70 P.W.

AFFIDAVIT IN SUPPORT OF MOTION
FOR CONSOLIDATION AND/OR
INTERVENTION AND FOR TEMPORARY
RESTRAINTS

STATE OF NEW JERSEY)
COUNTY OF ESSEX) ss.:
)

ERIC NEISSER, of full age, being duly sworn according to law,
on oath, deposes and says:

1. I am co-counsel for the plaintiffs in the Urban League action and make this affidavit in support of plaintiffs' motion to consolidate the above-referenced cases or permit the Urban League plaintiffs to intervene in the Oakwood at Madison action and to restrain defendants, pending Court approval of a comprehensive Mount Laurel remedy for Old Bridge, from signing subdivision plats, granting site plan approval, issuing building permits, or granting any other authorization or approval for construction by Oakwood at Madison, Inc., unless such approval: (a) is contingent upon construction of 20 percent low and moderate income units as defined in the Oakwood at Madison and Mount Laurel II opinions and this Court's Order of July 13, 1984; (b) assures re-sale or re-rental of such units to low and moderate income households for 30 years; and (c) phases construction of those units with construction of the market units.

2. Oakwood at Madison brought its action in 1970 against the Township of Madison -- since re-named the Township of Old Bridge --

challenging the validity of its zoning ordinance. After extensive proceedings, the Superior Court, per Furman, J., held the amended 1973 zoning ordinance unconstitutional. 128 N.J. Super. 438, 320 A.2d 223 (Law Div. 1974). On appeal, the Supreme Court of New Jersey affirmed on January 26, 1977, holding that the town had violated the state constitutional ban against exclusionary zoning set forth in the first Mount Laurel opinion -- Southern Burlington Cty. NAACP v. Mount Laurel Township, 67 N.J. 151, 336 A.2d 713, appeal dismissed and cert. denied, 423 U.S. 808 (1975). The Supreme Court further held that, in light of its extensive litigation efforts, the corporate developer plaintiff, Oakwood at Madison, was entitled to a specific remedy, namely, issuance of "a permit for the development on their property of the housing project they proposed to the township prior to or during the pendency of the action, pursuant to plans which, as they represented, will guarantee the allocation of at least 20% of the units to low and moderate income families." Oakwood at Madison v. Township of Madison, 72 N.J. 481, 551, 371 A.2d 1192, 1227 (1977). In defining "low and moderate income", the Court expressly referred at that point to the Statewide Housing Allocation Report. Id. at note 49.

3. Shortly after remand from the State Supreme Court, after motions by each side seeking responses to interrogatories, Oakwood at Madison and the Township of Old Bridge, filed on May 31, 1977, a Stipulation of Settlement with the Superior Court in Oakwood at Madison. A copy of that Stipulation is attached hereto and made a

part hereof as Exhibit A. That Stipulation provides for construction of 1750 units total, of which 350 were to be affordable by "low and moderate income" households. Para. 1 and Exhibit A. The Stipulation further provides that "All approvals of the Township and other governmental bodies normally required of a major subdivision and site plan are required of this corporate plaintiff" and that "The Court shall retain jurisdiction as to site plan, sewer, water, subdivision and building code approval as set forth in the decision of the Supreme Court in this matter." Paras. 13 & 14. The Court never signed that Stipulation or a Consent Decree and the docket sheet of the Superior Court in that action confirms that there have been no orders or any other activity in that case since the filing of that Stipulation of Settlement on May 31, 1977. Attached hereto and made a part hereof as Exhibit B is a copy of the complete docket sheet in Oakwood at Madison, Inc. v. Township of Madison as provided to me in person on March 6, 1985 by the Clerk of the Superior Court.

4. Subsequent to entry of that Stipulation, Oakwood at Madison obtained on June 30, 1978 preliminary subdivision approval for development of 1750 units from the Old Bridge Planning Board. On August 23, 1979, Oakwood at Madison obtained final subdivision approval from the Planning Board. The resolution of final subdivision approval, which vested approval for 10 years, expressly provides that it did not grant site plan approval for the low and moderate income units. Paras. 21, 22 of Final Approval. See

Letter of Thomas Norman, Attorney for Old Bridge Planning Board, dated February 22, 1985. A copy of Mr. Norman's letter and of the preliminary and final subdivision approvals are attached hereto and made a part hereof as Exhibits C, D, and E. Neither the preliminary nor the final subdivision approval was submitted to the Superior Court, as required by the parties' Stipulation of Settlement and the Supreme Court's opinion.

5) In telephone conversations on March 28 and 29, 1985, Harvey Goldie, the Old Bridge Township Engineer, and Henry Bignell, the Township Planner, informed me that Oakwood at Madison has recently submitted the plats and detailed plans for the first two sections of its development, comprising approximately 120 market units. As soon as the sewer, water, and other relevant agencies provide approvals and the Engineer confirms that the proposals are in conformance with the ordinance and the Planning Board's final subdivision approval, the plats can be signed by the Engineer and the Chairman and Secretary of the Planning Board and filed with the County. Once that occurs, according to Mr. Goldie, nothing further is legally required for the developer to obtain building permits for those two sections. Mr. Goldie further stated that a meeting between Oakwood's engineers and the Township Engineering Department is scheduled for this week to go over the plans in detail. Both Mr. Bignell and Mr. Goldie confirmed that, in contrast, the developer would, under the Planning Board's final approval resolution of August 1979, still have to get site plan approval

from the Planning Board for the low and moderate income units.
They stated that to date no submissions have been made concerning
the low and moderate income units.

6. The action of Urban League of Greater New Brunswick v. Mayor and Council of Carteret, et al., No. C-4122-73, was brought in 1973 against 23 townships in Middlesex County, including the Township of Old Bridge. Trial in that matter occurred in 1976 leading to a judgment on July 9, 1976 that the zoning ordinances of Old Bridge and 10 others were unconstitutional. Old Bridge did not appeal that Judgment nor did it obtain a Compliance Order. On January 20, 1983, the Supreme Court of New Jersey affirmed the Judgment of Judge Furman in this action insofar as it found the zoning ordinances at issue to be unconstitutionally exclusionary under Mount Laurel. Southern Burlington Cty. NAACP v. Mount Laurel Township, 92 N.J. 158, 456 A.2d 390 (1983) (Mount Laurel II). On July 13, 1984, this Court entered an Order determining that the Township of Old Bridge's fair share through 1990 was 2135 units of low and moderate income units and that the then-existing zoning ordinance, enacted in 1983, was unconstitutional in that it failed to provide the required realistic opportunity for construction of that fair share. The Court directed the parties to seek agreement on proposed ordinance revisions within 45 days or, failing that, the Court would appoint a master. On July 2, 1984, this Court consolidated Woodhaven Village Inc. v. Township of Old Bridge, No. L-036734-84 P.W., with Urban League for purposes of ordinance

revision and on August 3, 1984, this Court consolidated O&Y Old Bridge Development Corp. v. Township of Old Bridge, No. L-009837-84 P.W., with the Urban League action for that purpose. On November 13, 1984, this Court appointed Carla Lerman to assist in ordinance revision and ordered the Master to report her recommendations for revision within 45 days. On January 21, 1985, this Court confirmed its prior oral approval of Ms. Lerman's request for extension of time until January 31, 1985. No further extensions have been granted by the Court in writing and no compliance recommendations have been submitted to date by the Master. Copies of this Court's orders of July 2, July 13, August 3, and November 13, 1984 and its January 21, 1985 letter are attached hereto and made a part hereof as Exhibits F, G, H, I and J.

7. The calculation of low and moderate income households in the Statewide Housing Allocation Report, which the Supreme Court directed be used in providing a remedy to Oakwood at Madison, is substantially the same as that used by the Court in Mount Laurel II. See Affidavit of Alan Mallach, Para. 2. Nevertheless Thomas Norman, counsel to the Old Bridge Planning Board, in a letter dated January 31, 1985 to my co-counsel Barbara Williams, stated that, based on his conversations with Frederick Mezey, the attorney for Oakwood at Madison, it was Mr. Norman's understanding that the lower income units in the Oakwood development would not meet Mount Laurel II requirements, that there are no occupancy restrictions to insure re-sale or re-rental only to qualified lower income

households, and that there were no requirements for phasing the construction of the lower income units with the construction of the market units. A copy of that letter was sent to Mr. Mezey. No reply has been received. A copy of Mr. Norman's letter of January 31, 1985 is attached hereto and made a part hereof as Exhibit K.

8. For the reasons stated here, in Alan Mallach's Affidavit, and in the Memorandum of Law in Support of Plaintiffs' Motion for Consolidation or Intervention and for Temporary Restraints, I respectfully submit that plaintiffs are entitled as a matter of law and fact to consolidation or intervention and, until a comprehensive Mount Laurel remedy for Old Bridge is approved by this Court, to restraints against construction of the Oakwood at Madison project without adequate protections to insure construction and continued ownership by low and moderate income households as defined in the Oakwood at Madison and Mt. Laurel II decisions.


ERIC NEISSER

SWORN TO and SUBSCRIBED before me
this 3rd day of April, 1985.


Attorney at Law, State of New Jersey

REC'D

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MAY 31 1977

31

J. Louis Alfonso
Clerk

LOUIS J. ALFONSO, ESQ.
Township Attorney
Township of Old Bridge
325 County Highway 516
Old Bridge, New Jersey 08857
(201) 238-2230
Attorney for Defendants

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION - MIDDLESEX COUNTY
DOCKET NO. L-7502-70 P.W.

OAKWOOD AT MADISON, INC.
a corporation of the State
of New Jersey, et als.

Plaintiffs,

-vs-

Civil Action

STIPULATION OF SETTLEMENT

THE TOWNSHIP OF MADISON,

Defendants.

and

THE STATE OF NEW JERSEY,

Defendant.

This matter being opened to the Court by Louis J. Alfonso
Esq., and Richard F. Plechner, Esq., Attorneys for the Township of

Exh. A

212

Old Bridge, in the presence of Frederick C. Mezey, Esq. (Mezey & Mezey, Esqs.) attorneys for plaintiffs, in regard to the settlement of the specific claims of the corporate plaintiffs Oakwood at Madison, Inc. and Beren Corporation, it is hereby stipulated and agreed as follows:

1. Plaintiffs Oakwood at Madison, Inc. and Beren Corporation (hereinafter referred to as "corporate plaintiffs") shall construct 1,750 units of varied housing on 390 acres substantially in accordance with the "Schedule of Proposed Development" annexed hereto as Exhibit "A". It is understood that regardless of the number of acres or the alignment thereof which may result from necessary administrative proceedings, corporate plaintiffs shall be entitled to a fixed total of 1,750 units, except that the number of dwelling units are to be proportionality reduced to the extent that the total tract is less than 390 acres. Land previously foreclosed by the Township shall be counted towards the 390 acres provided the Judgment of Foreclosure is vacated. If said Judgment is vacated, the taxes and interest may be paid as set forth below. The units will specifically include 350 designed for occupancy by low or moderate income persons, of which at least 175 units will be designed for occupancy by senior citizens.

2. No use variance shall be required in regard to the development of this project and no bulk variance shall be required unless corporate plaintiffs seek to vary from the type of development as shown on the accompanying sketches, annexed hereto as Exhibits "B" through "E". It is agreed that all performance bonds required shall be 120% surety bonds. It is hereby agreed that the property is environmentally suitable for this project.

as to the number of units and mix of units as set forth in Exhibit A and no further proof in this regard shall be required.

3. The parties agree to promptly prosecute preliminary site plan and subdivision approval and mutually agree to cooperate and to use all due diligence and best efforts to achieve prompt approval of this project.

4. Defendant Township agrees to pass a resolution of need for moderate income housing in form required to obtain federal and state subsidies for such housing, provided the prior resolution of need duly adopted is not adequate.

5. Corporate plaintiffs will convey to the defendant Township land to be used for Green Acres and school purposes. Said Green Acres and school land to be as shown and more particularly described on schedule attached hereto. The land, unless conveyed and accepted voluntarily sooner, will be deeded to the Township upon the granting of final subdivision and site plan approval, which deed shall be subject to reasonable easements for roads, water lines, sewers and utilities, said easements to be placed so as not to interfere with the reasonable use and enjoyment of said property for Green Acres purposes. Said land conveyed shall not include draingage or retention basins nor improvements or structure except for said easements above. The Township shall not be responsible for maintaining any of said easements. All outstanding taxes on said Green Acres land is to be paid as set forth below. At the conveyance of said land, the parties shall execute and file appropriate Stipulations of Dismissal and Consent Orders to discharge the various Green Acres condemnation proceedings affecting

said tract brought by the Township and presently pending in the Superior Court of New Jersey and neither party shall be entitled to reimbursement of costs and expenses regarding said condemnation proceedings. The Corporate plaintiffs are to receive as compensation for said conveyed Green Acres land from Township Green Acres funds the amount of back taxes paid on said land since the execution of this agreement.

6. A school site, as noted above, of approximately 18 acres shall also be conveyed by said corporate plaintiff and payment for said site shall also be equal to the actual amount of taxes paid for said site after the execution of this agreement. Said conveyance, unless conveyed and accepted voluntarily sooner, will be deeded to the Township upon the granting of final subdivision and site plan approval. The Township shall not require back taxes to be paid on said parcel.

7. A suitable protective conservation easement along Deep Run and Black Brook shall be conveyed by the corporate plaintiff to the Township but the Township shall not maintain same.

8. All other outstanding plus current taxes on said tract are to be paid by the corporate plaintiff. However, the corporate plaintiff shall be given until the sooner of either May 23, 1979 or until funds are received by said plaintiff from first construction mortgage advances to pay said taxes, whichever occurs first. If said taxes are not paid as set forth above, the parties agree that the Township shall have the right to institute In Rem foreclosure proceedings, and the usual statutory procedure as to tax sales shall be followed except no In Rem suits to be instituted. Upon the execution of this Stipulation of Settlement, the parties shall execute and file appropriate Stipulation of Dismissal and Consent Orders to discharge all other Green Acres condemnation proceedings affecting the property of the corporate plaintiff.

brought by the Township and presently pending in the Superior Court of New Jersey and neither party shall be entitled to reimbursement of costs and expenses regarding said condemnation proceedings.

unless payment in accordance with this agreement is not made. All statutory interest is to keep running on said taxes. Payment from funds drawn from said first construction mortgages are to be used and pay only those taxes from the tax block and lots covered by said mortgage.

The commercial shopping center of approximately 10-18.5 acres, as shown on the proposed site development in the area of Route 9 shall be relocated so as not to surround or encompass existing single family homes. Said relocation shall be subject to the reasonable approval of the Township Planner and Planning Board.

10. Nothing in this agreement shall be construed to in any way excuse the developer from obtaining full and complete site plan approval as though this action never existed except as to the number of units permitted and mix of units and payment of taxes.

11. Except for the land shown on the above noted schedule, nothing in the Agreement is to be construed as acceptance by the Township of any additional Green Acres land and the Township reserves the right as to additional land to reject additional land offered and in which case no payment for lands so offered will be made and taxes shall continue to be due.

12. All approvals of the Township and other governmental bodies normally required of a major subdivision and site plan are required of this corporate plaintiff. In no way is this Agreement to be construed as an approval of the site plan shown on the plans or sketches submitted for this litigation on the drainage, roadway, recreation, open space, building locations or environmental factors considered, proposed and/or shown on said tract. Engineering data


is to be submitted by the corporate plaintiff reasonably satisfactory to the Township Engineer to show the total area, size and acreage of the tract.

13. All land, except for real property taxes which are the responsibility of the corporate plaintiff and are treated above, and the above noted easements shall be conveyed free and clear of all liens and encumbrances and title shall be marketable.

14. The court shall retain jurisdiction as to site plan, sewer, water, subdivision and building code approval as set forth in the decision of the Supreme Court in this matter.

MEZEY & MEZEY

By 
FREDERICK C. MEZEY


LOUIS J. ALFONSO


RICHARD E. PLECHNER

Dated: May 26, 1977

SCHEDULE OF PROPOSED DEVELOPMENT

EXHIBIT "A"

Low-Moderate Income Units	350*
Apartments	200
Townhouses	200
Patio Houses	315
Cluster Houses	300
Single Family Lots 7,500 S.F.	295
Single Family Lots 12,000 S.F.	65
Single Family Lots 15,000 S.F.	25
	<hr/>
	1,750

All of the above numbers except for the number of the units in the Low-Moderate income units, 15,000 sq. ft. and 7,500 sq. ft. single family units may be varied by $\pm 10\%$, the total number of units, however, shall not exceed 1,750.

(* includes 175 senior citizens units)

SCHEDULE OF ZONING CODE VARIATIONS

A. The Senior Citizens units shall be designed in accordance with Section 20-4.42 of the Old Bridge Zoning Ordinance with the following exceptions:

20-4.422 Playgrounds and Pools:

Shall not apply.

20-4.424 Building Proximity:

Shall read thirty (30) feet instead of fifty (50) feet.

20-4.426 Density:

Shall read eighteen (18) units per acre instead of ten (10) units per acre.

20-4.427 Dwelling Units:

Shall not apply.

20-4.428 Entrances:

Shall not apply except that all entrances shall be designed in accordance with the Building Code Standards.

20-4.430 Senior Citizens:

Shall apply except that the last sentence shall read: "No walk, grade or ramp shall exceed 6% angle of inclination". The remainder of that sentence shall be deleted.

B. The Garden Apartments shall be designed in accordance with Section 20-4.42 of the Old Bridge Zoning Ordinance with the following exceptions:

20-4.426 Building Proximity:

Shall read thirty (30) feet instead of fifty (50) feet.

20-4.426 Density:

Shall read twelve (12) units per acre instead of ten (10) units per acre.

C. The Townhouses shall be designed in accordance with Section 20-4.43 of the Old Bridge Zoning Ordinance with the following exceptions:

20-4.431 Lot Size:

The lot size shall be one thousand four hundred (1,400) square feet (rather than two thousand (2,000) square feet) and the minimum lot width shall be eighteen (18) feet (rather than twenty (20) feet).

20-4.432 Density:

Shall read eight (8) units per acre instead of six (6) units per acre.

20-4.433 Height:

This Section shall read: "No units shall exceed two (2) stories in height".

20-4.434 Setbacks:

This Section shall read: "No townhouse dwelling structure and no common facilities shall be located within twenty (20) feet of the pavement or row of a street, whichever is greater, or within fifty (50) feet of existing property boundary lines; or within thirty (30) feet of another townhouse dwelling structure".

20-4.436 Design:

This Section shall read: "No townhouse dwelling structure shall have more than four (4) contiguous townhouse dwelling units located on the same setback line and no more than twelve (12) dwelling units (instead of six (6) dwelling units in a townhouse dwelling structure). The remainder of the Section shall apply".

D. The Patio Homes and Cluster Houses shall be designed in accordance with Section 20-4.44 of the Old Bridge Zoning Ordinance with the following exceptions:

20-4.441 Lot Size:

A Patio Home and Cluster House dwelling lot shall have a minimum total lot area of two thousand (2,000) square feet and a minimum lot width of thirty-two (32) feet; lot width instead of forty (40) feet; lot width, however, no more than eighty (80%) percent (instead of fifty (50%) percent) of the lots in a patio house complex shall be built upon at the minimum lot size.

20-4.442 Density:

Shall read seven (7) units per acre instead of five (5) units per acre.

20-4.443 Height:

This Section shall read: "The height of patio house dwelling units shall not exceed two story or thirty (30) feet, whichever is less".

20-4.446 Yards and Patios:

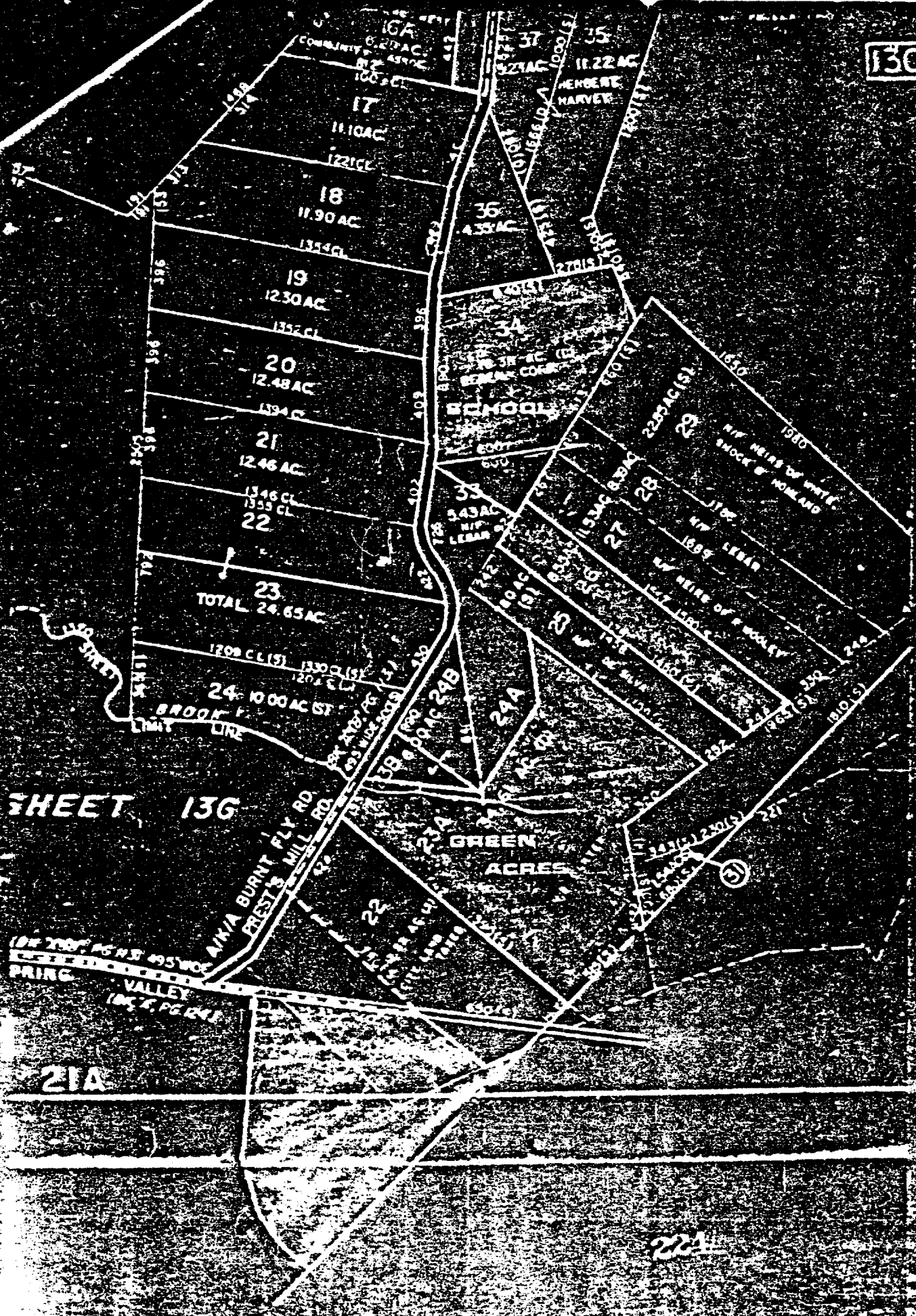
This Section shall apply in its entirety except that the rear yard patio need not extend more than eighteen (18) feet in width.

E. The 7,500 Single Family lots shall be designed in accordance with the schedule in Section 20-4.5 with the following exception:

One side yard shall be ten (10) feet minimum, total of two (2) side yards shall be twenty (20) feet minimum. In all other respects the 7,500 square feet lots shall follow the requirements of the R-7 zone.

EXHIBIT "E"

Exhibits "B" to "D" inclusive are tentatively approved by the Township Planner. However, without examining and reviewing the actual overall site plan, subdivision and schedule of buildings and individual site plan, the Township Planner and Township Planning Board reserve the right to require reasonable changes to exhibits "B" to "D" consistent with good planning practices and environmental factors. No ~~use~~ variances shall be required by the corporate plaintiff.



SHEET 136

AINWA BURNT FLY RD
CREST & MILL RD
BROOK F LINE
VALLEY
1807 PG 151

21A

21B

Limited
& Investment
& Smith

P. W. 7502

CASE NO.

Oakwood At Madison Inc

PLAINTIFF

Middlesex
COUNTY

The Township of Madison & State of N.J.

DEFENDANT

P. W.
NATURE OF CASE

Mezey & Mezey
ATTORNEY FOR PLAINTIFF

See Page 5

	MONTH	DAY	YEAR	PLEADINGS	
	Nov	9	1970	1 Complaint	60
iment	Dec	7	"	2 Ans R. F. Plechner	30
ent	"	8	"	3 Sum. Serv Nov 23 Middlesex	
-2024-70	"	24	"	4 Stip Enlarging Time	
up County	Jan	7	1971	5 Notice of motion	
"	Feb	1	"	6 notice of motion	
up County	Feb	5	"	7 notice of motion	
td	"	17	"	8 Order Denying Motion etc.	
Bergen County	"	25	"	9 Order for depositions	
td	"	26	"	10 Transcript (6 + c)	
by Birger	Mar	8	"	11 Ans R. F. Kugler	30
Sir, A.S. + Pet's	Apr	5	"	12 Order to Amend Compl + Dismissal (as to 2)	
ult	May	7	"	13 Notice of Motion Self Protection F	30
	"	17	"	14 Notice of Motion etc.	
	"	21	"	15 Affidavit	
et of	June	1	"	16 Order to Intervene Amend Compl	
	"	23	"	17 Notice of Motion	
	Sept	15	"	18 Notice of Motion	
	"	17	"	19 Order Denying Motion	
	"	29	"	20 Order of Dismissal as to (1)	
	Oct	29	"	21 Opinion	

7504

CASE NO.

David D Frederick Sr

PLAINTIFF

Bergen
COUNTY

Phyllis Valentine

DEFENDANT

Auto
NATURE OF CASE

Marcus & Levy
ATTORNEY FOR PLAINTIFF

Exh. B

MONTH DAY YEAR

PLEADINGS

7502
 CASE NO.
 Middlesex
 COUNTY
 P.W.
 NATURE OF CASE

Darwood et Madison Inc
 PLAINTIFF
 The Twp. of Madison - State of N.J.
 DEFENDANT
 James E. M.
 ATTORNEY FOR PLAINTIFF

reg

MONTH DAY YEAR PLEADINGS

Saint

Nov 4 1971	1	Order per Judge
" 16 "	2	Order staying Judgment
" 15 "	3	Copy of transcript, L. & P. ordered
Jan 31 1972	4	(3) Copies of Transcripts
Feb 9 "	5	(2) Copies of Transcript
" 18 "	6	Transcript (0-0)
" 25 1974	7	Amato Unamended Compl. 30 R. G. P. B. P. M.
" 13 "	8	Amended + Suppl. Compl.
Mar 8 "	9	Pretrial Order
Apr 1 "	10	Notice of Motion
" 29 "	11	Opinion
May 16 "	12	Judgment as to One
Mar 29 1977	13	Notice of Motion
Apr 4 "	14	Re-Notice of Motion
May 31 "	15	Stip of settlement
	16	
	17	
	18	
	19	
	20	
	21	

to ch. 11. & 11.

130 Case

8721
 CASE NO.
 Mercer
 COUNTY
 Ma.
 NATURE OF CASE

Shastiano Messaro Jr.
 PLAINTIFF
 Radio Corp. of America
 DEFENDANT
 Sellothieri + Rabatieri
 ATTORNEY FOR PLAINTIFF

MONTH DAY YEAR PLEADINGS

Nov 10 1971 Notice of Motion

NORMAN AND KINGSBURY

ATTORNEYS AT LAW
JACKSON COMMONS
SUITE A-2
30 JACKSON ROAD
MEDFORD, NEW JERSEY 08055

February 22, 1985

THOMAS NORMAN
ROBERT E. KINGSBURY

(609)654-5220
(609)654-1778

rec'd 3/1

Eric Neisser, Esq.
Rutgers Law School
15 Washington Street
Newark, NJ 08102

Re: Oakwood at Madison

Dear Eric:

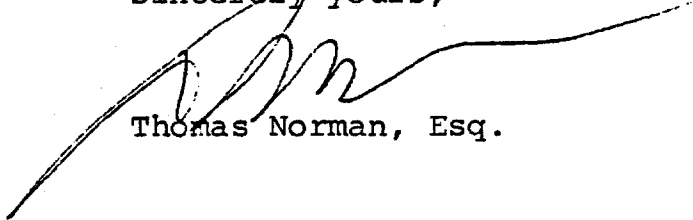
Enclosed is a copy of final approval dated August 23, 1979, and also preliminary approval dated June 30, 1978.

The final approval in paragraph 21 does not grant site plan approval for the Mt. Laurel units.

Paragraph 22 establishes a 10 year period of effectiveness for final approval. ✓

As soon as I can track down the various Court Orders, I will forward them to you.

Sincerely yours,


Thomas Norman, Esq.

TN:mk

Exh. C

by the Planning Board of the Township of Old Bridge, County of Middlesex, Jersey, that:

WHEREAS, Oakwood and Madison, Inc., has made application #6-78P for preliminary approval of a Major Subdivision Plat and a Site Development Plan known as Block 13000, 13003, 13264, 21004 and all those certain lots therein.

- (1) Environmental Impact Assessment, Jack Mc Cormack and Associates - 3 May 1978.
- (2) Traffic Engineering Investigation, Abbington - Ney Associates - 17 May 1978.
- (3) Preliminary Soil Analysis, Frank H. Lehr Associates 18 May 1977.
- (4) Traffic and Circulation Plan, Abbington-Ney Associates, December 1, 1977.
- (5) Architectural Plans, Sheets A2, A3, A4, A5, A6, A7, A8, A9, L1, L2, L3, L4, L5, Chester & Van Dalen Associates - November 1977.
- (6) Preliminary Plats and Details, Abbington-Ney Associates - 1 December 1977 with revisions through 10 May 1978.
- (7) Tree Disturbance Plan, Chester & Van Dalen Associates 26 June 1978.
- (8) Commercial Landscaping Plan, Chester & Van Dalen 16 June 1978.
- (9) Site Plan, Chester & Van Dalen, 28 April 1978.
- (10) Recreation Plan, Chester & Van Dalen, 19 May 1978 as revised.
- (11) Staging Plan, Chester & Van Dalen, 8 June 1978.

AND WHEREAS, public hearings were held in the Municipal Building of the Township of Old Bridge on May 22, June 9, June 22, and June 30.

NOW; THEREFORE, BE IT RESOLVED that the major subdivision plat and site plan development plans referred to herein be and the same is hereby granted preliminary approval in accordance with the following conditions.

(SEAL)

-1-

Exh. D

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Planning Board of the Township of Old Bridge

June 30, 1978

and in that respect a true and correct copy of its minutes.

Wm. G. Burton
Secretary of Planning Board

Jersey, that:

1. That the procedures and requirements of the Subdivision and Site Plan Committee of the Middlesex County Planning Board are satisfied.

AND NOW, THEREFORE, BE IT FURTHER RESOLVED that the major subdivision plat, and Site Development Plan referred to herein be and the same is hereby granted preliminary approval according to the following terms:

- (1) Applicant will design, provide plans and specifications and construct the bridge crossing over Deep Run so as to extend the Trans Old Bridge Roadway to Route 9 provided the township takes the administrative steps to acquire the right of way and process all governmental applications to obtain all approvals.
- (2) Prior to the beginning of construction at the end of stage three, the township will provide not less than \$65,000 to the cost of construction which represents the fair share of prospective developers to the east benefiting from said stream crossing and road extension and agrees to remit to applicant all future fair shares; all which are further subject to the following conditions:
 - a. All cul-de-sacs and Eagle Road will have no sidewalks.
 - b. There will be sidewalks on one side of Prest-Mill Road, Sandpiper Road, Oakwood Road and Oakland Road.
 - c. There will be no curbs on Eagle Road.
 - d. All cul-de-sacs will be 27 feet wide.
 - e. Eagle Road will be 26 feet wide.
 - f. Parking areas for the town houses, patio homes, garden apartments and cluster homes will be paved to specifications of 1½ inches FABC on top of 3½ inches BSBC on top of stone if necessary.
 - g. All cul-de-sacs and Cooper Hawk Road except Trans Old Bridge shall be paved with a section 1½ inches FABC on 3½ inches BSBC on top of stone if required.

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Planning Board of the Township of Old Bridge

(SEAL)

-2-

June 30, 1978

and in that respect a true and correct copy of its minutes.

William G. Brown
Secretary of Planning Board

- h. Trans Old Bridge Highway shall have a minimum section of 3 inches FABC-2 on top of 6 inches BSBC-2 on a prepared sub base.
 - i. Fees for final subdivisions and Site Plan Approval will be waived.
- (3) The proposed drainage system and detention ponds have not yet been approved pending a complete review by the engineering department.
- (4) The developer must make provisions to insure that any homeowners in the area whose wells are affected by the construction of the Oakwood project will be continuously supplied with an adequate and potable quantity of water.

Moved by Vice Chairman Mintz; seconded by Mr. Stone and so ordered on the following roll call vote:

AYES: Mayor Fineberg, Messrs. Hueston, Messenger, Stone, Vice-Chairman Mintz.

NAYS: None.

ABSENT: Messrs. Donatelli, Fennessey, Horowitz, Chairman Olivera.

(SEAL)

-3-

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Planning Board of the Township of Old Bridge

June 30, 1978

and in that respect a true and correct copy of its minutes.


Secretary of Planning Board

New Jersey, that:

WHEREAS, Oakwood at Madison, Inc. (hereinafter applicant) has made Application #6-73P for Final Approval of a Major Subdivision Plan known as Block 13000, 13003, 13264, 21004, on the Tax Map of the Township of Old Bridge, which is to be developed as indicated on a set of drawings and plans identified as follows:

1. Traffic and circulation plans, Abington Ney Associates, Aug. 16, 1979.
2. Architectural plans, 5 sheets, November 19, 1977, with revisions through July 1979, Chester Van Dalen Associates.
3. Final Construction plans and details, 53 sheets, May 1, 1979, with revisions through August 14, 1979, Abington Ney Associates.
4. Landscaping and woodland protection plan, 20 sheets, 1 May 1979, with revisions through 14 August 1979, Abington Ney Associates.
5. Staging plan, August 13, 1979, Abington Ney Associates.
6. Final plans, Feb. 1, 1979, with revisions through 14 Aug. 1979, 28 sheets, Abington Ney Associates.

NOW, THEREFORE, BE IT RESOLVED that the major subdivision plat referred to herein be and the same is hereby granted Final Approval in accordance with the following conditions:

1. That the procedures and requirements of the Subdivision and Site Plan Committee of the Middlesex County Planning Board are satisfied.
2. The construction or reconstruction of streets, curbs or sidewalks shall be in accordance with the provisions of N.J.S.A. 52:32-14 et seq.
3. Approval by the DEP of stream encroachment lines. Any dwelling units located within the stream encroachment line must be removed and redesigned by the applicant with the approval of the Planning Board.
4. Final approval by the Old Bridge Township Municipal Utilities Authority for water connections and the Old Bridge Township Sewerage Authority for sewerage disposal. Approval herein shall not be interpreted as vesting any rights in the applicant with regard to service by the Old Bridge Township Municipal Utilities Authority for water or sewer.
5. The applicant shall furnish a Performance Guarantee in favor of the Township of Old Bridge, in an amount not to exceed 120% of the cost of installation for improvements it may deem necessary or appropriate. The Performance Guarantee for the construction for the bridge required in provision 14 herein shall be submitted and approved prior to commencement of construction of Stage 3.

(SEAL)

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Planning Board of the Township of Old Bridge

August 23, 1979

and in that respect a true and correct copy of its minutes.

Mary M. Brown
Secretary of Planning Board

Exh. E

New Jersey, that:

Resolution, Page Two.

#6-78P Oakwood at Madison, Inc.

6. Applicant shall deposit a certified check or cash with the Township Clerk in the amount of 5% of the value of the site improvements which are required to be inspected as estimated by the Township Engineer to cover the cost of all inspections required under the Land Development Ordinance.

7. The proposed open space dedication should now be accomplished by forwarding to the Administrative Officer a bargain and sale deed and three survey maps showing the metes and bounds description of the land to be conveyed for approval and acceptance by the Township Council in accordance with provisions of paragraph 5 and a Council Resolution dated May 23, 1977. Said lands shall consist of the following tracts.

Block 11315, Lot 8 - 12.17 acres.

Block 13001, Lot 21A - 2.13 acres.

Block 13003, Lot 26 - 8.55 acres.

Portion of Block 13003, Lots 23A and 24A - 34.61 acres.

Portion of Block 13003, Lots 23B and 24B - 6 acres.

Block 21004, Lot 17 - 18.65 acres.

Block 21004, Lot 18 - 5.26 acres.

8. The proposed right of way dedication along Spring Valley Road should now be accomplished by forwarding to the Administrative Officer a bargain and sale deed and three survey maps showing the metes and bounds description of the land to be conveyed for approval and acceptance by the Township Council in accordance with provisions of paragraph 5 and a Council Resolution dated May 23, 1977.

9. The proposed conservation easements along Burnt Fly Brook and Deep Run should now be accomplished by forwarding to the Administration Officer the standard Township easement agreement and three survey maps showing the metes and bounds description of the land to be conveyed for approval and acceptance by the Township Council, in accordance with provisions of paragraph 5 of the Council Resolution dated May 23, 1977.

10. All construction equipment vehicles shall be restricted to Point of Woods Road from Spring Valley Road during the time of construction. If said access shall become impossible for use by construction vehicles, the applicant may apply to the Planning Board for relief from this provision for good cause.

(SEAL)

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Planning Board of the Township of Old Bridge

August 23, 1977

and in that respect a true and correct copy of its minutes.

Mary M. Brown
Secretary of Planning Board

As it Resolved, by the Planning Board of the Township of Old Bridge, County of Middlesex,

New Jersey, that:

Resolution, Page Three
#6-782 Oakwood at Madison, Inc.

11. Applicant agrees to construct the so called nature or hiking trail also known as Winter Berry Trail, along Burnt Fly Brook, off tract on Township owned land to a point known as the nature center in the general vicinity of the intersection of Prests Mill Road and the Trans Old Bridge, also described on a map known as Burnt Fly Bog Trail. It is agreed and understood that all of the hiking trails both on tract and off tract, shall be constructed in its entirety as heretofore described prior to the beginning of the construction of Stage 3.

12. Applicant agrees to construct all recreational facilities located within the respective section as the residential units are constructed and in any event, prior to the commencement of construction of the subsequent section.

13. At the end of Stage 2 and prior to the commencement of construction of Stage 3, applicant agrees to construct playfields, according to standards approved by the Director of the Department of Recreation, consisting of a baseball field, softball field, soccer field, in playable condition and/or their equal, on land being dedicated to the Township of Old Bridge, and also known as Block 21004, Lots 17 and 18, subject to the finding of the Township Environmental Commission that said land can be developed for said purpose, without doing environmental damage.

14. Prior to the commencement of construction of Stage 2, a "complete" set of final plans satisfying application requirements of the State DEP and DOT for the Deep Run bridge crossing and the intersection design at the Ferry Road jughandle shall be submitted to the Township Engineering Department, New Jersey Department of Transportation and the New Jersey Environmental Protection for review and approval. In accordance with the provision of Paragraph 2 in the Resolution of Preliminary Approval dated June 30, 1978, applicant agrees to extend the Trans Old Bridge roadway to Route 9, prior to the end of construction of Stage 3.

15. It is agreed and understood that Prests Mill Road and all of the Trans Old Bridge shall be constructed and in place and functioning, from the Route 9 jughandle to the applicant's property line in Section 6, prior to the beginning of the construction of Stage 4.

16. Applicant agrees to desnag, selectively thin and generally clean up Burnt Fly Brook along its entire course through Sections 7, 13, 14, 15, 16, 24, and 25.

(SEAL)

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Planning Board of the Township of Old Bridge

August 23, 1979

and in that respect a true and correct copy of its minutes.


Secretary of Planning Board

It is Resolved, by the Planning Board of the Township of Old Bridge, County of Middlesex,

New Jersey, that:

Resolution, Page Four
#6-78P Oakwood at Madison, Inc.

17. The proposed bikeway along the Trans Old Bridge shall be extended along the frontage of the proposed school site to applicant's easternmost property line.

18. It is agreed and understood the Township will accept for dedication only those collector streets, known as Nathan Drive, Oakland Road, Prests Mill Road and Point of Woods Drive and all streets in the single family area meeting Township Standards, and the major arterial known as the Trans Old Bridge. All of the streets, cul-de-sacs and the so called courts serving patio homes, cluster homes and townhouses, will be owned and maintained by the respective homeowners association.

19. The Open Space Organization documents are subject to final review by the Township Planner and the Planning Board Attorney and thereafter, same shall be recorded simultaneously with the recording of the subdivision plat and a copy of same returned to the Administrative Officer with the recording information thereon.

20. Upon submission by the applicant of subsections approved by this Resolution, the Chairman and Secretary of the Planning Board shall sign said subsections of the final plat for recording with the Middlesex County Clerk. This approval is divided into 28 subsections.

21. The approval herein given does not in any way grant site plan approval of any of the commercial sites in Sections 6, 7, 24, and 25 or for 550 dwelling units included in the multi family housing sites located in Sections 22, 23, 26, 17 and 28.

22. The effectiveness of this final approval shall be extended for a 10 year period in order to permit the applicant to reasonably rely upon this approval in light of the size of the project which exceeds 150 acres and the number of units which exceeds the statutory requirements of N.J.S.A. 42:55D-52(b)

23. The applicant agrees to conform to all requirements contained in the memorandum of the Township Engineer dated August 23, 1979, with the exception of regulation #6, which is superceded by the terms contained in Condition #15 of this Resolution.

24. Final approval contained herein shall also conform to all of the requirements contained in the Resolution of preliminary approval granted

(SEAL)

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Planning Board of the Township of Old Bridge

August 23, 1979

and in that respect a true and correct copy of its minutes.


Secretary of Planning Board

Be it Resolved, by the Planning Board of the Township of Old Bridge, County of Middlesex,

New Jersey, that:

Resolution, Page Five.
#6-78P Oakwood at Madison, Inc.

by this Board June 30, 1978, with the exception of any condition of preliminary approval which has been expressly modified by this Resolution of final approval.

Moved by Mr. Stone, seconded by Mr. Mintz, and so moved on the following roll call vote:

AYES: Mr. Fennessy, Mayor Finberg, Mr. Horowitz, Mr. Stone,
Mr. Mintz, Chairman Olivera.

NAYS: Mr. Donatelli, Mr. Hueston.

ABSTAIN: None.

ABSENT: Mr. Messenger.

(SEAL)

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Planning Board of the Township of Old Bridge

August 23, 1979

and in that respect a true and correct copy of its minutes.


Secretary of Planning Board

JUL 2 1984
L. V. SERPENTELLI, J.C.C.

HUTT, BERKOW, & JANKOWSKI
A PROFESSIONAL CORPORATION
459 AMBOY AVENUE
WOODBIDGE, NEW JERSEY 07095
(201) 634-6400
ATTORNEYS FOR PLAINTIFF

Plaintiff,)
WOODHAVEN VILLAGE, INC.) SUPERIOR COURT OF NEW JERSEY
a New Jersey Corporation) LAW DIVISION
vs.) MIDDLESEX COUNTY/
) OCEAN COUNTY
) (Mount Laurel II)
)
Defendants,) DOCKET NO. L-036734-84 P.W.
)
) CIVIL ACTION
)
THE TOWNSHIP OF OLD BRIDGE)
in the COUNTY OF MIDDLESEX, a)
municipal corporation of the)
State of New Jersey, THE) ORDER GRANTING
TOWNSHIP COUNCIL OF THE TOWNSHIP) PARTIAL CONSOLIDATION
OF OLD BRIDGE and the PLANNING)
BOARD OF THE TOWNSHIP OF)
OLD BRIDGE)
)
)
)

This matter having been opened to the Court by Stewart M. Hutt, of Hutt, Berkow, & Jankowski, A Professional Corporation, attorneys for the Plaintiff, on an application for an Order

consolidating the within action with the Urban League of Greater New Brunswick v. Carteret, et al. action (Docket No. C-4122-73), and for an Order requiring all discovery in the Urban League Consolidated case to be made available to Plaintiff; the Court having discussed this matter with all counsel desiring to be heard and good cause appearing for the entry of this Order;

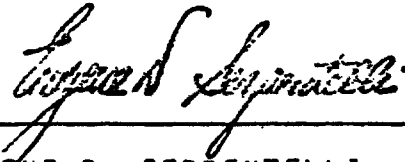
IT IS ON this 2 day of July, 1984, ORDERED that:

1. The within action is hereby consolidated with the Urban League of Greater New Brunswick v. Carteret, et al. action (Docket No. C-4122-73) solely as follows: in the event the Court determines that Old Bridge Township's land use regulations do not comply with Mount Laurel II, then Plaintiff, Woodhaven Village, Inc., shall have the right to participate in the ordinance revision process before the Master and before this Court; and shall have the right to assert a Builder's Remedy with respect to the property described in the Complaint herein, and shall have the right to prosecute and/or defend any appeal arising in this case.

2. Paragraph one (1), above, notwithstanding, Plaintiff Woodhaven Village, Inc., shall have the right to participate in any and all Motions for Partial Summary Judgment.

3. Such consolidation is conditioned upon there being no discovery between Plaintiff, Woodhaven Village, Inc., and

Defendant, Old Bridge Township prior to the completion of the trial segments on region, fair share and Old Bridge Township's compliance or lack of compliance with Mount Laurel II, except that all documents, deposition transcripts, expert reports or other discovery respecting Old Bridge Township in the consolidated Urban League cases shall be made available to Plaintiff, Woodhaven Village, Inc., for inspection and copying.



EUGENE D. SERPENTELLI, J.S.C.

COM 7/14/84

FILED JUL 13 1984
E. D. SERPENTELLI, J.S.C.

JOHN M. PAYNE, ESQ.
BARBARA J. WILLIAMS, ESQ.
Constitutional Litigation Clinic
Rutgers Law School
15 Washington Street
Newark, New Jersey 07102
201/648-5687

BRUCE S. GELBER, ESQ.
National Committee Against Discrimination in Housing
733 15th St. NW, Suite 1026
Washington, D.C. 20005

ATTORNEYS FOR PLAINTIFFS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION/MIDDLESEX COUNTY

URBAN LEAGUE OF
GREATER NEW BRUNSWICK,
et al.,

 Plaintiffs,

vs.

THE MAYOR AND COUNCIL
OF THE BOROUGH OF
CARTERET, et al.,

 Defendants.

Docket No. C 4122-73

Civil Action

ORDER AND JUDGMENT AS TO
OLD BRIDGE TOWNSHIP

THIS MATTER having been opened to the Court by counsel for the Urban League plaintiffs upon their motion to modify and enforce the Judgment of this Court of July 9, 1976 against the defendant Township of Old Bridge in light of the Supreme Court's decision in Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158 (1983), and the Court having reviewed the Stipulation entered into by the parties and having heard counsel for both parties, as well as counsel for Olympia and York/Old Bridge Development Corporation and Woodhaven Village, Inc. (hereinafter "developer plaintiffs"),

IT IS; THEREFORE, THIS 13 DAY OF JULY, 1984,

ORDERED and ADJUDGED:

1. For purposes of determining present housing need, the appropriate region for Old Bridge Township is the eleven county region identified in the Fair Share Report prepared by Carla L. Lerman, P.P., dated April 2, 1984. For purposes of determining prospective housing need, the appropriate region for Old Bridge Township is the five county commutershed region, comprised of Middlesex, Monmouth, Ocean, Somerset and Union Counties and based on the methodology contained in Ms. Lerman's Report of April 2, 1984.

2. The Township of Old Bridge's fair share of the regional need for low and moderate income housing through 1990 is 2414 housing units, as per the Report on Fair Share Allocations for Old Bridge Township, prepared by Hintz/Nelessen Associates and dated June 15, 1984. Application of the methodology set forth in Ms. Lerman's Report of April 2, 1984 yields a fair share number for Old Bridge Township through 1990 of 2782 housing units. The methodology set forth in Alan Mallach's Expert Report of November 1983, as modified by his memorandum in this case of May 11, 1984, produces a fair share number for Old Bridge Township through 1990 of 2645 housing units, without including a category for financial need.

The Township of Old Bridge's fair share obligation includes 746 units of present need and 1668 units of prospective need. Of these 2414 units, 1207 shall be low income housing and 1207 units shall be moderate income housing.

3. The Township of Old Bridge is entitled to a credit against its fair share obligation of 2414 units for the following units built or rehabilitated since 1980: 204 units at the Rotary Senior Citizens Housing project which are occupied by low or moderate income households and are subsidized under the

Section 8 New Construction Housing program, and 75 units which have been substantially rehabilitated by Old Bridge Township under the Community Development Block Grant program.

4. The Township of Old Bridge's existing zoning ordinance is not in compliance with the constitutional obligation set forth in Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158 (1983) (Mount Laurel II).

5. The Urban League plaintiffs and the Township of Old Bridge shall seek to reach an agreement as to ordinance revisions and shall submit the proposed revisions to the Court within 45 days of the date of this Order. Any such agreement as to ordinance revisions shall be binding on the developer plaintiffs only if they accept the agreement and join in presenting it to the Court. To assist the Court in determining whether to approve any proposed ordinance revisions, a full hearing shall be held, and the Court shall appoint Ms. Carla Lerman as the Court's expert for the limited purpose of reviewing the proposed revisions to determine whether they are reasonable in light of the Township's obligation under Mount Laurel II. The requirement of a hearing and reference to Ms. Lerman shall apply regardless of whether the agreement is presented by all the parties to the consolidated actions or only by the Township and the Urban League plaintiffs. If no agreement is reached within 45 days of the date of this Order, the Urban League plaintiffs shall seek appointment of, and the Court shall appoint, a master to assist Old Bridge Township in the revision of its zoning ordinance to achieve compliance with its obligation under Mount Laurel II. The proposed ordinance revisions and the master's report with respect to the proposed revisions shall be submitted to the Court within 45 days of the appointment of the master.

6. The time periods set forth in this Order and Judgment may be extended by mutual written consent of the parties, *subject to the approval of the Court and on letter notice to all parties.*

Eugene D. Serentelli

EUGENE D. SERENTELLI, J.S.C.

BRENER, WALLACK & HILL
2-4 Chambers Street
Princeton, New Jersey 08540
(609)924-0808
ATTORNEYS for Plaintiff O&Y Old Bridge
Development Corporation

FILED AUG 3 1984
D. SERPENTELLI J.S.C.

URBAN LEAGUE OF GREATER
NEW BRUNSWICK, et al.,

Plaintiffs,

v.

THE MAYOR AND COUNCIL of the
BOROUGH OF CARTERET, et al.,

Defendants,

Plaintiff

O&Y OLD BRIDGE DEVELOPMENT
CORPORATION, a Delaware
Corporation

v.

Defendant

THE TOWNSHIP OF OLD BRIDGE in the
COUNTY OF MIDDLESEX, a municipal
corporation of the State of New
Jersey, THE TOWNSHIP COUNCIL
OF THE TOWNSHIP OF OLD BRIDGE
and the PLANNING BOARD OF THE
TOWNSHIP OF OLD BRIDGE

: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION/
: MIDDLESEX COUNTY

: Docket No. C-4122-73

: SUPERIOR COURT OF NEW JERSEY
: LAW DIVISION
: MIDDLESEX COUNTY/
: OCEAN COUNTY
: (Mount Laurel II)

: Docket No. L-009837-84 P.W.

: CIVIL ACTION

: ORDER
: Granting Partial
: Consolidation

TO: Jerome J. Convery, Esq.
P.O. Box 872
Old Bridge, NJ 08857

Thomas Norman, Esq.
Jackson Commons
Suite A-2
30 Jackson Road
Medford, NJ 08055

Eric Neisser, Esq.
John Payne, Esq.
Constitutional Litigation Clinic
Rutgers Law School
15 Washington Street
Newark, NJ 07102

Bruce S. Gelber, Esq.
National Com. Against Discriminati
In Housing
733 Fifteenth Street, N.W., Suite 10
Washington, D.C. 2005

This matter having been opened to the Court by Brener, Wallack & Hill Attorneys for Plaintiff, O&Y Old Bridge Development Corporation, Thomas J. Hall Esq., appearing in the presence of Defendant, Jerome J. Convery, Esq. and Thomas Norman, Esq. appearing; and in the presence of Plaintiff, Urban League of Greater New Brunswick, Eric Neisser, Esq. appearing, and the Court having reviewed the papers, affidavits and briefs or memorandum submitted and considered the arguments of Counsel; and having made findings of fact and conclusions of law;

It is on this 3 day of Aug 1984:

Ordered that the cause of Plaintiff, Olympia and York/Old Bridge Development Corporation be consolidated with the action of the Urban League plaintiffs against the Township of Old Bridge, et. al. for the purpose of participating in the ordinance revision process to the extent set forth on the record for the purposes of complying with constitutional mandates enunciated in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983).

It is further Ordered that Plaintiff, Olympia and York/Old Bridge Development Corporation be consolidated with the Urban League plaintiffs for the purposes of determining the appropriateness of awarding a builder's remedy in the Township of Old Bridge, as requested by Plaintiff, Olympia and York/Old Bridge Development Corporation.

It is further Ordered that Plaintiff Olympia and York/Old Bridge Development Corporation not be consolidated with the Urban League plaintiffs for the purposes of determining Old Bridge Township's:

- (a) housing region, or
- (b) fair share of housing for persons of low and moderate income.

It is further Ordered that the Motion for Summary Judgment brought Plaintiff Olympia and York/Old Bridge Development Corporation be scheduled to heard before this Court on Friday, July 6, at 10:00.

Eugene D. Serpentelli
The Honorable Eugene D. Serpentelli,
J.S.C.

- ___ NOTICE OF MOTION RETURNABLE _____
- ___ MOVANTS' AFFIDAVITS DATED _____
- ___ MOVANTS' BRIEF DATED _____
- ___ ANSWERING AFFIDAVITS DATED _____
SUBMITTED ON BEHALF OF _____
- ___ ANSWERING BRIEF DATED _____
SUBMITTED ON BEHALF OF _____
- ___ CROSS-MOTION DATED _____
FILED BY _____
- ___ MOVANTS' REPLY DATED _____
- ___ OTHER _____

BARBARA J. WILLIAMS, ESQ.
Constitutional Litigation Clinic
Rutgers Law School, 15 Washington St., Newark, N.J. 07102
201/648-5687

BRUCE GELBER, ESQ.
National Committee Against Discrimination in Housing
733 15th St. NW, Suite 1026
Washington, D.C. 20005

ATTORNEYS FOR PLAINTIFFS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

URBAN LEAGUE OF GREATER
NEW BRUNSWICK, et al.,

Plaintiffs,

Civil Action C 4122-73

v.

THE MAYOR AND COUNCIL OF
THE BOROUGH OF CARTERET,
et al.,

Defendants.

ORDER FOR THE APPOINTMENT OF A
MASTER

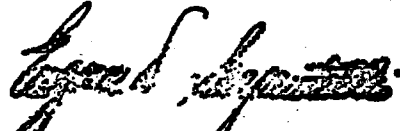
Urban League plaintiffs having moved for the Appointment of a Master, the Court having reviewed all documents submitted, and having considered the arguments of all interested parties set forth therein, and for good cause shown:

It Is on this 13th day of November, 1984,

O R D E R E D, that Ms. Carla Lerman is hereby appointed as the Master to assist in the revision of the ordinances of the Township of Old Bridge; and

IT IS FURTHER O R D E R E D, that pursuant to Paragraph 5 of the Order of this Court of July 13, 1984, the Master shall report to the Court within forty-five (45) days as to the Master's recommendations for revision of the ordinances of the

Township of Old Bridge.



EUGENE D. SERPENTE~~LLI~~, J.S.C.



Superior Court of New Jersey

CHAMBERS OF
JUDGE EUGENE D. SERPENTELLI

OCEAN COUNTY COURT HOUSE
C.N. 2191
TOMS RIVER, N.J. 08754

January 21, 1985

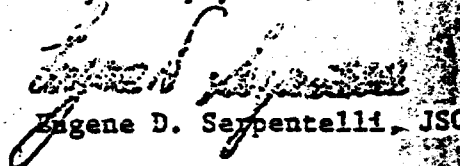
Ms. Carla Lerman, P. P.
413 W. Englewood Avenue
Teaneck, N. J. 07666

Dear Ms. Lerman:

I wish to belatedly acknowledge receipt of your letter of December 30, 1984.

This will confirm my oral approval of the request to extend the compliance period for Old Bridge to January 31, 1985.

Very truly yours,


Eugene D. Serpentelli, JSC

EDS:RDH

copy to:

cc:

Jerome J. Convery, Esq.
Thomas J. Hall, Esq.
Stewart M. Hutt, Esq.
Thomas Norman, Esq.
Barbara Williams, Esq. ✓

Exh. J

NORMAN AND KINGSBURY

**ATTORNEYS AT LAW
JACKSON COMMONS
SUITE A-2
30 JACKSON ROAD
MEDFORD, NEW JERSEY 08055**

**THOMAS NORMAN
ROBERT E. KINGSBURY**

January 31, 1985

(609)654-5220
(609)654-1778

rec'd 2/4

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

Re: Application for Final Site Plan
and Subdivision Approval
Oakwood At Madison

Dear Barbara:

This is in response to your query as to the status of the above captioned application in light of the current Mt. Laurel II controversy in Old Bridge Township.

In a phone discussion I had with Frederick Mezey, Esq., attorney for the applicant, it was indicated that 375 units of housing are being proposed by the developer in conformance with the requirements of the Supreme Court decision in the Oakwood at Madison controversy. It is my impression that these proposed units will not be qualified in accordance with Mt. Laurel II requirements. Specifically, I don't know whether the sale price or rental figure complies with the low and moderate income requirements of Mt. Laurel II and I doubt very much if the applicant intends to restrict the resale or rerelease of the units over a 25 or 30 year period in compliance with Mt. Laurel II requirements.

Additionally, I do not believe a phasing schedule has been established tying construction of market units to low and moderate income units.

Obviously, the Planning Board of the Township of Old Bridge seeks credit for these units against the fair share housing requirement established by Judge Serpentelli in the event the low and moderate dwelling units are constructed.

Exh. K

Barbara J. Williams, Esq.
Oakwood at Madison
January 30, 1985

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By copy of this letter to the Township Planner of Old Bridge, Henry Bignell, I am requesting that a copy of the Resolution granting final approval to the proposed Oakwood at Madison development be forwarded to you along with a copy of the Order of the Superior Court implementing the Supreme Court decision. Once you have had an opportunity to review this material, I suggest that we confer with Frederick Mezey, Esq., for the purpose of insuring that Old Bridge Township receives credit against its fair share housing requirement for units built in the Oakwood at Madison project.

Sincerely yours,



Thomas Norman, Esq.

TN:mk

CC: Henry Bignell, Planner Old Bridge Township
Jerome Convery, Esq., Township Attorney
Frederick Mezey, Esq.