

6/10/85

Monroe 1985

Memo to Barbara Re: Concordia

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Barbara --

Please check with Apuzzo about the attached May 29 story. Is this the extension of Concordia which the Town Council proposed as part of its Mount LAurel compliance package? If so, is there any set-aside in this approval; if not, why not? Please get ahold of a copy of this approval.

It seems to me that our attitude ought to be that no such large approvals should go forward at this time without set-asides because they will undermine the realistic opportunity for prompt construction of other projects that do. My instinct is to seek a formal injunction against Township approval, unless it contains at least the 5% set-aside they proposed. Let's talk about it as soon as we know more.

cc; John

Alan

A handwritten signature in dark ink, appearing to be 'G. M.' or similar, written in a cursive style.

# Planners OK new Concordia

By MIKE FABEY  
*Special to The Press*

MONROE — The Union Valley Corp.'s proposal for a new planned retirement community received planning board approval last week.

It will be built across the street from the firm's first PRC, Concordia, which is on Prospect Plains Road. The new community would be bounded by Perrineville and Jamesburg-Half Acre Roads behind the municipal building here.

The plans now go to town council for review.

The board approved the plans despite objections from Councilman David Rothman and the public, who maintained

the development would cause traffic problems.

Mr. Rothman asked the planners to delay their decision until a comprehensive traffic study could be made.

Gary W. Davies, an independent traffic consultant who surveyed the area, said the roads would be able to handle traffic generated by the new development. As further developments were built, however, the roads would have to be widened and traffic signals would have to be constructed.

Concordia residents complained the entrance to the new community would face Concordia's. Arthur Rubin speculated, "Fifty percent of our problems would be solved if the entrance was on Half Acre Road."

Robert S. Greenbaum, Union Valley's attorney, said his client will contribute its "fair share" toward traffic improvements.

Other public comment centered on medical facilities at Concordia and the proposed development.

Union Valley agreed to dedicate 10 acres for a hospital and set aside space for other medical facilities for residents.

Some residents asked if the services would be similar to those offered by Rossmoor and Clearbrook, adult communities here that have 24-hour emergency nursing service funded by homeowners.

Mr. Greenbaum said township laws regulating retirement communities require only that medical facilities be provided. They do not require the developer to staff it.