

Monroe 1985

11/23/85

Monroe Greens letter

Page = 2

no P. ii

ML 000202 L

COPY

*Law Offices**Hutt, Berkow & Jankowski*

A PROFESSIONAL CORPORATION

*Gordon Berkow  
 Stewart M. Hutt  
 Joseph J. Jankowski  
 Janice H. Scherer  
 D. Bruce Unger  
 Ronald L. Shimancowitz  
 Wayne J. Peck  
 Walter G. Luger*

*Park Professional Bldg.  
 459 Amboy Avenue  
 P.O. Box 648  
 Woodbridge, N. J. 07095  
 November 23, 1985*

*Reply to  
 P. O. Box 648  
 (201) 634-6400  
 Our File # 6858*

Ms. Carla Lerman  
 413 West Englewood Drive  
 Teaneck, NJ 07666

Re: Monroe Greens vs. Township of Monroe

Dear Carla:

As you know from my previous correspondence and our recent conversations, my clients, Monroe Greens, et al., are willing to participate in the Township's Compliance Package on a basis which may be more acceptable than the traditional builder's remedy.

In my letter to you dated September 24, 1985, I set forth my client's right to develop their lands at a density of seven units per acre under the PRC option. We remain ready, willing, and able to build under th PRC option or under our original 3000 unit Mount Laurel proposal. The 545 acre site is immediately sewerable since it is adjacent to the Outcult Pumping Station which has excess sewer capacity. Water is also available with the construction of an interconnection which the Township Authority favors and in which we are willing to participate in construction. Also contained in my letter to you dated September 24, 1985, was our initial proposal of a cash contribution in lieu of construction of lower income housing.

Subsequent discussions have resulted in a refinement of the initial cash contribution proposal. This letter is to confirm Monroe Green's refined cash contribution concept as follows:

1. Monroe Greens is presently entitled to construct at least 360 units on its 545 acres zoned partially R60 and partially R30. This is a most conservative estimate and there is no doubt that a layout of more than 360 units could be designed within the constraints of the existing ordinance. We propose an increase in gross density to 1.75 units per acre (i.e., 545 acres X 1.75 units per acre = 953 total units).

*Hutt, Berkow & Jankowski*

A PROFESSIONAL CORPORATION

Ms. Carla Lerman  
November 23, 1985  
Page 2.

2. The above increase in gross density would yield 593 bonus units (i.e., 953 total units less 360 "as of right" units = 593 bonus units). In return for increase density and in lieu of constructing lower income housing, Monroe Greens is willing to contribute \$3,000.00 per bonus unit or a total contribution of \$1,779,000.00 (i.e., 593 bonus units X \$3,000.00 contribution per bonus unit = \$1,779,000.00).

3. We propose that the total cash contribution be paid out according to the following payment schedule:

1. \$200,000.00 upon obtaining first Final Major Subdivision Approval provided that preliminary approval has been obtained for the entire project of 955 units.
2. \$300,000.00 upon issuance of the one-hundred-twentieth (120th) Certificate of Occupancy;
3. \$300,000.00 upon the issuance of the two-hundred-fortieth (240th) Certificate of Occupancy;
4. \$300,000.00 upon the issuance of the three-hundred-sixtieth (360th) Certificate of Occupancy;
5. \$300,000.00 upon the issuance of the four-hundred-eightieth (480th) Certificate of Occupancy;
6. Balance upon the issuance of the six-hundredth (600th) Certificate of Occupancy;

We believe that the above cash contribution could neatly fit into the Monroe Township package which you are preparing. Should you have any questions or require additional information with regard to the above, please contact me immediately.

Thanking you for your consideration of the above, I am,

Very truly yours,

STEWART M. HUTT  
For the Firm

rm  
(D 004)

cc: Steven Denholtz, Esq.  
Eric Neisser, Esq.  
~~John Ray~~

Arnold Mytelka, Esq.  
Marie Apuzzo, Esq.  
Carl S. Bisgaier, Esq.