

N. Brunswick

(1985)

Letter concerning N. Brunswick zoning
Ordinance

4 pgs

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S.I. Newhouse Center For Law and Justice
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November 21, 1985

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

Dear Ms. Lerman,

As you can see from the attached, the parties in North Brunswick will probably be meeting a final time during the week of December 2 in an attempt to reach agreement on an affordable housing ordinance before the December 9 compliance hearing. It would probably be most efficient if we could also discuss at that meeting your comments on the North Brunswick zoning ordinance. At our last meeting in Court on November 12, you informed me that you had already reviewed the zoning ordinance. Although we all recognize the very substantial workload that this case has imposed upon you, we hope that you might have time next week to prepare and send to all of us your written comments on the North Brunswick zoning ordinance so that this matter can finally be concluded on December 9.

Many thanks as always for your kind consideration.

Sincerely yours,



Eric Neisser

cc: North Brunswick Service List

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November 21, 1985

Leslie Lefkowitz, Esq.
1500 Finnegans Lane
North Brunswick, NJ 08902

RE: Urban League v. Carteret, No. C 4122-73
(North Brunswick)

Dear Les,

Yesterday afternoon I received a message from your office seeking to set a time for a meeting concerning North Brunswick for next week. As I informed your secretary this morning, I will be first available for such a meeting on Tuesday, December 3.

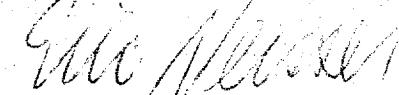
There are two reasons for this. First, as you may have heard, four of your colleagues have filed appeals of transfer motion denials on which the Supreme Court has taken direct certification and required expedited briefing. The main briefs must be filed December 2.

Second, I will not attend another meeting concerning North Brunswick at which substantial ordinance revisions, prepared well in advance, are presented to us as we walk into the meeting. At our last meeting on July 25, you presented us with a re-draft dated June 18. This is, in my view, an unfair and inefficient process when dealing with complex, detailed ordinance language drafting and multiple parties. Thus, I would not in any case meet again until I have received a complete draft of what you would like to discuss at the meeting at least two working days before the meeting. Thus, my availability for a December 3 meeting depends on receiving your draft ordinance by Wednesday, November 27. For my part, I enclose herewith, our proposed language for a hardship exception in cases in which the developer is unable to sell a lower income unit despite diligent efforts. This responds to Mr. Daines' request, reiterated in his November 6 letter to you. In addition, I enclose our proposal for dealing with foreclosures. Moreover, I have today written Ms. Lerman asking that she provide all of us next week, if possible, with a copy of her comments on the zoning ordinance. Finally, I would expect to receive by the 27th the quarterly report due September 30 under the Consent Order. I should note that, if materials are not received from you by the 27th, that my next available date for a meeting would be Thursday the 5th, because I will be in court on the 4th.

With regard to the timing of the meeting, I recognize, of course, that the compliance hearing is set for December 9 and I am glad that you are now moving to achieve compliance by that date. I am sure that the Town Council can now plan a meeting, a special one, if necessary, for Thursday, December 5 or Friday the 6th to review the final affordable housing ordinance and provide you with the necessary approvals for the compliance hearing on the 9th.

I look forward to receiving shortly your final draft of the affordable housing ordinance and your quarterly report and to meeting with you and the others during the week of December 2. It would, of course, greatly expedite matters if you would send a copy of your draft simultaneously to Carla Lerman, as she will, no doubt, be asked by the Court on the 9th to comment on the adequacy of that draft.

Sincerely yours,



Eric Neisser

cc: Carla Lerman
North Brunswick Service List

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