

Brunswick Manor Associates v. N. Brunswick (1985)
Letter about letter about Amended N. Brunswick
Land Use Ordinance + Affordable Housing
Ordinance

3 pgs

ML000229L

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December 16, 1985

*Reply to
P. O. Box 648*

*(201) 634-6400**Our File #*

Leslie Lefkowitz, Esq.
LEFKOWITZ, ROCKOFF & ZUBLATT
1500 Finnegans Lane
North Brunswick, New Jersey 08902

Re: Brunswick Manor Associates
vs. North Brunswick

Dear Mr. Lefkowitz:

I am writing with regard to the letter of Carla Lerman to Judge Serpentelli in which Ms. Lerman comments upon the Amended North Brunswick Land Use Ordinance and the Affordable Housing Ordinance.

In paragraph 2 of her letter, Ms. Lerman states that it might be preferable in the PUD-II zone to require one parking space for an efficiency unit and two parking spaces for a two bedroom unit. With all due respect to Ms. Lerman, we oppose such a change in the parking requirements. I enclose herewith a copy of letter dated December 11, 1985 from our planners, Salkin Group, Inc. stating the reasons for our objection to the change in parking requirements. We are aware of and agree with Ms. Lerman's concern about the negative effect that inadequate parking can have on marketing. The Salkin Group is addressing this concern in the planning process and are confident that the current requirements will provide adequate parking.

In light of the above, we request that the parking requirements of Section 145-87.4(A)(15) remain without change.

Thank you.

Very truly yours,

RLS:al
cc: Service List Attached
Ken Wilson
David W. Erickson
Carla Lerman

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DEC 12 '85

December 11, 1985

Mr. Ron Shimanowitz
Hutt, Berkow, Hollander & Jankowski
459 Amboy Avenue
Woodbridge, NJ 07095

RE: Brunswick Manor

Dear Mr. Shimanowitz:

In regard to the proposed changes in the North Brunswick zoning ordinance relative to the ratio of parking required for each unit type, we recommend that these changes are not put into effect for the following reason.

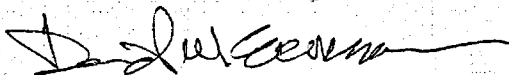
Reducing the parking ratio from 1.25 spaces for efficiency units to 1.0 will not provide adequate parking for the residents as well as not providing for any visitor parking throughout the development.

Specifically, when units are clustered or grouped in areas by type, i.e., townhouse, apartment, etc., as separate villages, or where the number of efficiency units is high, the distribution of parking and proximity to the units will not adequately serve the development.

We recommend the present requirements of 1.25 spaces for efficiency units and 1.75 spaces for two bedroom units remain in effect.

Respectfully,

SALKIN GROUP, INC.



David W. Erikson
Project Planner

DWE/jh

