

~~Plainsboro~~ Plainsboro

(1986)

Plainsboro's offer regarding modifications of
the proposed settlement

3 pgs

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September 12, 1986

Mr. C. Roy Epps, President
Civic League of Greater New Brunswick
47-49 Throop Avenue
New Brunswick, NJ 08901

Dear Roy:

Enclosed please find Plainsboro's offer regarding modification of the proposed settlement. John Pidgeon, Esq. said that they also wanted to resolve attorneys' fees and costs.

Please call me to discuss this.

Very truly yours,



encls

cc/Mr. Alan Mallach

CONFIDENTIAL

POSSIBLE NEGOTIATING POSITION WITH CIVIC LEAGUE

August 20, 1986

Proposed			Current Settlement		
1) Use AHC Region - Middlesex, Somerset, Warren, Hunterdon			11 County Region - including Hudson, Essex, Bergen Co.		
2) Use AHC income guidelines for maximum <u>qualifying</u> income			90% of 94% of Co. income		
	Low	Moderate	Low	Moderate	
1 Person	13,510	21,620	11,429	18,290	
2 Person	15,440	24,700	13,062	20,896	
3 Person	17,370	27,790	14,695	23,510	
4 Person	19,300	30,880	16,328	26,124	
3) Income for establishing sales/rental price Use 90% of AHC			Income for establishing sales/rental price Use 90% of 94%		
	Low	Moderate	Low	Moderate	
1 Person	12,159	19,458	11,429	18,290	
2 Person	13,896	22,230	13,062	20,896	
3 Person	15,633	25,011	14,695	23,510	
4 Person	17,370	27,792	16,328	26,124	
4) Phase all development over three years beginning 1-1-87			Phased over next two years		
5) Acceptance of 117 units as Township Obligation through 1993			Township Obligation is 573 units through 1992		
6) Amount over 117 units to be credited to future obligation			Amount over 573 units to be credited to future obligation		
7) Total Obligation 240 units:			Total Obligation 573 units:		
	Low	Moderate	Low	Moderate	
Trust Fund (rental)	60	60	60	60	
Tamarron (sale)	40	-	40	-	
Amberwood (rental)	-	-	125	288	
Other (sale)	20	60	-	-	
	120	120	225	348	
% L/M	50%	50%	39.2%	60.8%	
8) Priority to Twp Residents Second Priority to employees in Twp			No Priority Approved		
9) Marketing to W. Central Region			Marketing to 11 County Region		
10) Option of using Trust Fund to transfer up to 50% of obligation to another community			No Transfer		

POSSIBLE NEGOTIATING POSITION WITH CIVIC LEAGUE

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|---|---|
|) Credit for rehabilitation of 2 units since 4-1-80 | Credit for rehabilitation of 2 units since 4-1-80 |
|) Credit for 13 units of L/M income housing in Landing Apts through 1992 | No credit for Forrestal Village (Landing Apts) |
|) Builders remedy for units in new development of 4+ units/acre | Builders remedy for units in new development of 4+ units/acre |
|) Certification through 1-1-93 | Certification through 1-1-92 |
|) 20 year control on affordability | 30 year control on affordability |
|) Credit for existing housing that meets affordability index on an annual basis | No credit for existing housing if not permanent |