

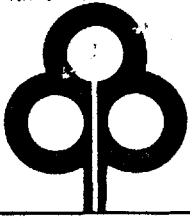
Plainsboro

(1987)

Letter requesting Civil League to sit down
+ attempt to resolve the dispute thru
negotiation

3 pgs

ML000366L



Township of Plainsboro

641 Plainsboro Road, Box 278, Plainsboro, New Jersey 08536-0278 (609) 799-0909

June 12, 1987

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

Dear Mr. Epps:

I recently moved to New Jersey. I assumed my duties as the Township Administrator for Plainsboro Township in February. I have spent much of my initial three months in becoming acquainted with individuals and issues confronting the community. During my first three months I have become acquainted with the community's Mt. Laurel issue and efforts to satisfy low/moderate income housing needs.

Prior to my arrival, the Township had been without an Administrator since September 1986. Moreover, the Township retained the services of a new Township Attorney, effective January 1987. The Attorney and I are anxious to devote our energies to help resolve Plainsboro's Mt. Laurel issue in a mutually satisfactory manner. Toward that end, we are hopeful that we can sit down with you and your representatives in an effort to negotiate a settlement that will not necessitate litigation on your part or on the part of the Township.

The community has been working diligently during the last few months to develop a low/moderate income housing plan that is not only reasonable but is also workable from a financial standpoint. Our Attorney has translated that effort into a formal proposal which he has submitted to your attorney, a copy of which is enclosed.

I am requesting an opportunity to sit down and discuss our recommendation in an attempt to resolve our dispute through a negotiated process between you and the Township. I am requesting a meeting with you at your earliest convenience.

Thank you for your consideration.

Very truly yours,

Patrick J. Guilfoyle
Township Administrator

jkr

enclosure

cc Mayor Cantu
J. Stonaker

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77NA224
VIA FEDERAL EXPRESS

June 9, 1987

Barbara Stark, Esquire
Rutgers School of Law-Newark
Constitutional Litigation Clinic
15 Washington Street
Newark, NJ 07102-3192

RE: Urban League, et al. v. Carteret, et al.

Dear Ms. Stark:

I am sorry that this response has been delayed, but we have been involved in extensive and successful negotiations with Princeton University to secure the Housing Trust Fund fees. We now have the agreement of all the major developers that the money paid to the trust fund through 1993 can be used by the Township for low and moderate income housing regardless of how the litigation over the legality of the fund is decided.

The proposal which follows is based on the agreement to the fund, on the difficulty the Township has so far experienced selling low income units, on the economic analysis done by the Township to determine whether rent subsidy can be funded by the trust fund, and on the need for senior citizen housing and funding available for such housing.

To your counter-proposal, the Township suggests its total obligation be set at 280 units with credit after 1993 for all units above 117 units. The 280 units would be provided in the following ways:

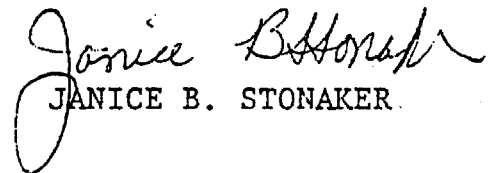
- 100 units of low income senior citizen rental housing on a 10-acre site provided by Linpro with utilities (the same site as before) near shopping, etc. We have an indication that funding is available from Farmers Home Administration. We are hiring a consultant and anticipate that 50 units of this housing can be started in 1987.

Barbara Stark, Esquire
June 9, 1987
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- 100 units by RCA to be secured by the Township and funded by the Housing Trust Fund. It is obvious from the Township's experience that low income people do not want to locate in Plainsboro. RCA cost \$26,500 to \$28,500. We anticipate that a memorandum of understanding can be signed within 60 days.
- 40 existing low income units.
- 20 substandard units rehabilitated by County- Paid for by Plainsboro.
- 20 moderate units provided by Linpro integrated with other units.

We would be happy to meet with you and your client to discuss this proposal.

Very truly yours,


JANICE B. STONAKER

JLS/amr
cc: Mayor Peter Cantu
Administrator Patrick Guilfoyle.