

M Plainsboro

(1987)

● Mt. Laurel Compliance Program, status of  
the program

3095

● MLC00307L

Alan Mallach, AICP  
15 Pine Drive Roosevelt New Jersey 08555

609-448-5474

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Barbara Stark, Esq.  
Constitutional Litigation Clinic  
Rutgers University Law School  
15 Washington Street  
Newark, New Jersey 07102

RE: Mt. Laurel Compliance Program  
Plainsboro Township

Dear Barbara:

As we discussed earlier today in our telephone conversation, the purpose of this letter will be to set forth my understanding of the status of the program being developed by Plainsboro Township to achieve the objective of providing 350 low and moderate income housing units within the township. As I indicated to you in our conversation, during the past two months the township has made substantial progress toward that goal. The specific elements in the proposed program are as follows:

(1) 40 low income units in the Tamarron section of Princeton Meadows. These units have already been constructed.

(2) 20 units to be provided through rehabilitation of sub-standard units occupied by low or moderate income households. It is my understanding that the township will supplement whatever funds may be available from the Middlesex County program with funds from the Housing Trust Fund to achieve this objective. I believe that it would be desirable as a part of the settlement to have the township prepare a plan of action for implementation of the rehabilitation program, including timetables.

(3) 125 low and moderate income units to be constructed on a 10 acre tract to be conveyed by Linpro to a nonprofit corporation being created by the township. This tract is a part of the larger tract known as the McCarthy Tract, on which the township previously held an option. Linpro has agreed in principle to take responsibility for site planning, approvals, and construction of these units, and will sell the completed units to the nonprofit corporation. It is anticipated that these 125 units will be equally divided between low and moderate income, and will contain a representative mix of 1, 2, and 3 bedroom units.

As I indicated, township officials have already met with Linpro on this matter, and are anticipating receiving a preliminary plan from Linpro before the 13th. The township has identified the

*Falco*  
*\$ amt of rehab. to qualify*  
*back up on # of units in need.*

*485*  
*165*

*Rental*

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initial three board members for the nonprofit corporation, and the township attorney is preparing the incorporation papers. In addition, the township is exploring the potential availability of funds under the Farmers Home Administration Sec. 515 program for a part of these units, and has taken steps to retain a qualified consultant to pursue that opportunity.

*Sales*

(4) 40 low and moderate income units to be constructed by Linpro as a part of their development of the balance of the McCarthy Tract. I understand that this has been agreed to in principle by Linpro.

*500/150  
of Ct  
Sales*

(5) 40 low and moderate income units to be provided as a part of a conditional use provision for the Walker-Gordon tract currently under option to Linpro. A draft of the zoning ordinance amendment necessary to generate these units has been prepared by the Planning Board; I believe that the township intends to review this draft with Linpro prior to the 13th, and will make copies of the draft available on or before the 13th for review.

No decision has been made at this time with respect to the income or bedroom mix of the units to be provided in (4) and (5) above.

The above elements represent 265 units toward the goal of providing 350 low and moderate income units. I consider them to be reasonably firm at this point, although many specific points remain to be finalized. The township has developed a number of approaches to the remaining 85 units, from among which it should be possible to firm up that number within the next few months:

(6) The township will begin discussions with Princeton University, in the context of the substantial expansion of the Forrestal Center proposed by the university for the Princeton Nurseries tract. One specific possibility that will be explored with the university will be the dedication of some number of units in the Millstone Apartments, recently acquired by the university, for low and moderate income occupancy (not student occupancy) on a long-term basis.

(7) The township has identified two tracts within close proximity to Plainsboro village on which low and moderate income housing would be an appropriate use. The township proposes to explore with the owners of these tracts the possibility of either (a) development of low and moderate income housing, perhaps in conjunction with nonresidential development, by the owner; or (b) purchase of land by the nonprofit corporation for development of low and moderate income housing.

In either case, the township is seeking to avoid the need for 80/20 setback zoning, in order to minimize the number of added market units that would have to be provided. In terms of physical capacity, any two of the three possibilities mentioned above is capable of easily accommodating the 85 units needed.

Barbara Stark, Esq. (3)

August 3, 1987

I believe that the above activity since the beginning of July - closer to 30 than 60 days - represents a substantial effort by the township to comply with the goals set at our meeting in Newark on June 30. I believe it would be appropriate at the meeting of the 13th to explore an appropriate procedure under which a revised settlement can be reached through which the township can finalize the program over the coming months, with appropriate commitments to provide the Civic League with adequate assurance of compliance.

I am looking forward to hearing from you, and to the meeting on the 13th.

Very truly yours,



Alan Mallach

AM:ms

cc: C.R.Epps  
P.Cantu  
H.Schaefer  
J.Stonaker, Esq.  
K.Meiser, Esq.  
P.Guilfoyle  
J.Corcoran