

South Brunswick 1986

Expert's Response to Judge re: consent order

pgs. 2

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CARLA L. LERMAN
413 W. ENGLEWOOD AVENUE
TEANECK, NEW JERSEY 07666

February 18, 1986

Hon. Eugene D. Serpentelli A.J.S.C.
Ocean County Court House
CN 2191
Toms River, N.J. 08754

re: Urban League of Greater
New Brunswick vs.
Carteret et al.
(South Brunswick)

Dear Judge Serpentelli,

I have reviewed the proposed consent order for South Brunswick as well as the four exhibits attached thereto, and feel that the proposed settlement will provide a realistic opportunity for the fair-share allocation of 1919 units, established for South Brunswick through 1990, to be constructed, assuming constant current market conditions. There are two minor questions which I have raised with both the plaintiff and the defendant, and it is felt by both parties, and I concur, that the questions can satisfactorily be answered by some minor wording changes in the amended zoning ordinance and in the consent order.

These two items are as follows:

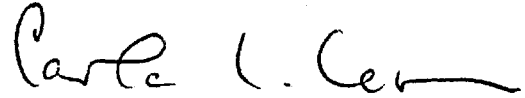
1) On page 13 of the consent order, minimum sizes for different size housing units are listed. As these sizes might exceed maximums permitted under certain federal housing assistance programs, it would be advisable to indicate that the prevailing standards for assisted housing would be used in the case of any housing being developed under a federal or state program requiring such maximums.

2) The MH zone does not include area and yard requirements for manufactured housing, as opposed to mobile homes. This is a minor oversight which can be easily corrected by the addition of the appropriate wording under section 16-62.2 of the amended ordinance.

As there is no disagreement between the parties on these minor corrections, I have no hesitation in recommending approval of the entire settlement proposal for South Brunswick.

I have been given a map of South Brunswick with the sites to be rezoned for Mount Laurel purposes designated, but I would like you to know that I have not visited these sites. If you would like me to do so, I would be able to within the next few days, and would immediately report back to you. I will await your direction in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Carla L. Lerman". The signature is written in dark ink and is positioned above the typed name.

Carla L. Lerman, P.P.

cc: Joseph Benedict, Esq.
Eric Neisser, Esq.
Alan Mallach