

RULS - AD - 1983 - 130

11/3/83

- Case Mgt. Order
- Letter saying order entered
- Case Mgt. ~~Order~~ Order
- Letter rescheduling conference
- Letter confirming reschedule

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NOV 3 1983  
PENTELLI, J.S.C.

McCarter & English  
550 Broad Street  
Newark, New Jersey 07102  
(201) 622-4444  
Attorneys for Defendant,  
Bedminster Township

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION: SOMERSET COUNTY  
DOCKET NO. L-12502-80

LEONARD DOBBS, :  
 :  
 Plaintiff, : Civil Action  
 :  
 vs. : CASE MANAGEMENT ORDER  
 :  
 TOWNSHIP OF BEDMINSTER, :  
 :  
 Defendant. :  
 :  
 . . . . . :

This matter being opened by the Court at a status conference attended by all counsel on October 6, 1983;

The Court having conferred with all counsel to ascertain their positions and the most expeditious manner of proceeding with the issues raised by the within action; and good cause appearing;

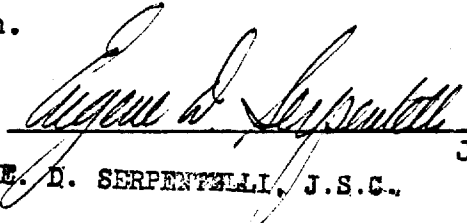
IT IS on this 3 day of Nov. , 1983

ORDERED:

A. The Stay of all proceedings in this action, dated July 12, 1981, be and it hereby is, declared to be in full force

and effect and shall stay in effect until further order of this Court, except that counsel and experts for the plaintiff Dobbs and for the intervenors are given leave to participate in submitting material to the Master in the Allan-Deane litigation pursuant to paragraph D. of an order in that litigation entered simultaneously with this order.

B. The Court directs that a status conference shall be held and attended by all counsel with the Court on December 15, 1983, at 10:00 a.m. in the forenoon.

  
\_\_\_\_\_  
E. D. SERPENTE, J.S.C. J.S.C.

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# Superior Court of New Jersey

CHAMBERS OF  
JUDGE EUGENE D. SERPENTELLI

OCEAN COUNTY COURT HOUSE  
C. N. 2191  
TOMS RIVER, N. J. 08753

November 3, 1983

Alfred L. Ferguson, Esquire  
McCarter & English, Esqs.  
550 Broad Street  
Newark, N. J. 07102

Dear Mr. Ferguson:

Re: Allan-Deane Corp. et al. v. Twp. of Bedminster et al - Somerset County  
Docket Nos. L-36896-70 P.W. - L-28061-71 P.W.

I have reviewed the order submitted by Mr. Ferguson with respect to the above and the various objections and revised orders. Based upon my notes made immediately following the meeting and my recollection of the meeting I have entered Mr. Ferguson's orders with certain modifications.

Very truly yours,

EDS:rdh  
cc: Henry A. Hill, Esquire  
Kenneth E. Meiser, Esquire  
Joseph L. Basralian, Esquire  
Herbert Vogel, Esquire  
George M. Raymond, Esquire

Eugene D. Serpentelli, J.S.C.

FILED NOV 3 1983  
 E. D. SERPENTELLI, J.S.C.

McCarter & English  
 550 Broad Street  
 Newark, New Jersey 07102  
 (201) 622-4444  
 Attorneys for Defendant,  
 Bedminster Township

SUPERIOR COURT OF NEW JERSEY  
 LAW DIVISION: SOMERSET COUNTY  
 DOCKET NOS. L-36896-70 P.W.  
 L-28061-71 P.W.

THE ALLAN-DEANE CORPORATION,  
et al.,

Plaintiffs,

vs.

TOWNSHIP OF BEDMINSTER, et al.,

Defendants.

.....:

:  
 : Civil Action  
 :  
 : CASE MANAGEMENT ORDER  
 :

The Court and counsel for all parties having met pursuant to the court-requested status conference on October 6, 1983;

The Court and all counsel having considered the status of this proceeding after remand from the Appellate Division in light of Mt. Laurel II, 92 N.J. 561 (1983); and

The Court, after consultation with all counsel, believing that the provisions of this order are appropriate for the governance of all further proceedings herein; and good cause appearing

IT IS on this 3 day of Nov. , 1983

ORDERED:

A. George M. Raymond, appointed as a master and court expert pursuant to order of this Court dated February 22, 1980, be, and he hereby is, authorized and directed to continue to function as a court-appointed expert, pursuant to the terms of the said order dated February 22, 1980, the terms of which remain in full force and effect, as amended by order of this Court dated March 6, 1980 and March 20, 1981 and as supplemented by this Order. Mr. Raymond is hereafter referred to as "the Master".

B. The Master shall immediately proceed to review the application of the Allan-Deane Corporation/Hills Development Company, recently submitted to the Planning Board of the Township of Bedminster, which application proposes provisions with respect to the provision of low and moderate income housing units as a Mt. Laurel II compliance mechanism and report the results of his examination to this Court within 20 days from the date of this order. The Court wishes the Master to report on the question of whether the proposal by Allan-Deane Corporation/Hills Development Company complies with all the requirements placed upon a developer receiving the builders remedy and specific corporate relief under Mt. Laurel II. ~~and the requirements of Mt. Laurel II which ought to be placed upon all developers (including Allan-Deane) by an ordinance which complies with Mt. Laurel II~~

The Master is free to initiate contact with and confer with the parties, their counsel and experts in this litigation as may be necessary to enable him to adequately and fully review the said proposal, inform himself of the position of the parties with respect thereto, and expeditiously prepare his report.

C. Concurrently with the assignment set forth in paragraph B, the Master shall review the fairshare studies of the Township and the materials submitted to him by the parties (see paragraph D. below), the planning facts and circumstances relevant to Bedminster Township, the planning requirements of Mt. Laurel II, prior Court orders in this action entered after February 22, 1980, and such other information and material as he deems relevant, and shall report to the Court with respect to the definition of the appropriate region, the quantification of the regional need (prospective and present, as those terms are defined in Mt. Laurel II) for the region which the Master finds appropriate and relevant for Bedminster Township, and the fair share of that regional need which is appropriate to allocate to Bedminster Township, all in accordance with the dictates of Mt. Laurel II. The Master shall also determine whether the land development regulations of Bedminster Township, with the recent amendments proposed by the Township, make realistically possible Bedminster's fair share of low and moderate income housing as determined by the Master above, and in general, whether the planned development regulations of

Bedminster Township, as existing and proposed, comply with the requirements of Mt. Laurel II. The Master shall complete his review and report to the Court within 60 days of this order.

D. All parties to this action, and all parties to the action entitled "Dobbs v. Bedminster Township, Law Division, Somerset County, Docket No. L-12502-80," shall have the right to forward such written information and documents as they deem appropriate to the Master with respect to the Master's investigation and report requested in paragraph C above, with copies to all other counsel. The Master is free to initiate written, in person, or telephone contacts with counsel for and experts retained by the parties to this action and the parties to the Dobbs litigation in order to clarify written information submitted, ascertain positions on various factual determinations and issues, or ask whatever questions the Master deems relevant to his investigation and report requested in paragraph C hereof. Except as may be initiated by the Master as set forth above, the parties, their attorneys, and their experts shall initiate no telephone or in person contact with the Master without receiving prior approval (by telephone or in writing) from this Court. Copies of all correspondence and information submitted to the Master shall be furnished to all other parties (except for voluminous planning documents or transcripts, if any, as to which arrangements shall be made for prompt availability for inspection if they are not otherwise readily available).



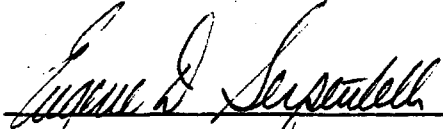
Allan-Deane/Hills Development

E. With respect to the ~~development~~ applications now pending before the Planning Board of the Township of Bedminster, the Planning Board shall have the option of either:

- (a) Proceeding to review the applications for Mayfields sections 8 and 9, <sup>Fieldstone II,</sup> and Stone Run II, under the limitation that not more than 50% of the market units for the Allan-Deane/Hills Development project (for which conceptual approval was received on April 15, 1981,) shall receive approval before the commencement of construction of the full appropriate set-aside share of the units designated to be low and moderate income units designed to comply with the requirements of Mt. Laurel II. For the purposes of this sub-paragraph, the Court is temporarily suspending the requirements of §13-805.3h of the Township Land Development Ordinance. This order shall not be construed as a waiver or release of the obligation of plaintiff Allen-Deane Corp. to construct low and moderate income housing as the result of ~~XXXX~~ prior orders in this litigation,

the decision in Mt. Laurel II, or future order of this Court in this case; or

(b) at its option, the Planning Board shall advise this Court and Allan-Deane Corporation/Hills Development Company immediately (and no later than October 13) that alternative (a) above is not feasible or cannot be implemented, and shall specify the reasons why.

  
\_\_\_\_\_  
E. D. SERPENTELLI, J.S.C. J.S.C.



# Superior Court of New Jersey

CHAMBERS OF  
JUDGE EUGENE D. SERPENTELLI

OCEAN COUNTY COURT HOUSE  
C. N. 2191  
TOMS RIVER, N. J. 08753

December 12, 1983

Henry A. Hill, Jr., Esquire  
2-4 Chambers Street  
Princeton, N. J. 08540

Alfred L. Ferguson, Esq.  
McCarter & English, Esqs.  
550 Broad Street  
Newark, N. J. 07102

Kenneth E. Meiser, Esquire  
Dept. of Public Advocate  
Hughes Complex -CN 850  
Trenton, N. J. 08625

Peter O'Connor, Esquire  
510 Park Blvd.  
Cherry Hill, N.J. 08034

Joseph L. Basralian, Esquire  
Box 657  
Hackensack, N. J. 07602

Roger W. Thomas, Esquire  
93 Spring Street  
Newton, N. J. 07860

Herbert Vogel, Esq.  
Maple Avenue at Miller Road  
Morristown, N. J. 07960

Stewart Hutt, Esquire  
Box 648  
Woodbridge, N. J. 07095

George M. Raymond, AICP AIA  
555 White Plains Road  
Tarrytown, N. Y. 10591

Re: Allan Deane v. Bedminster Twp. Somerset County  
Ceiswick v. Bedminster Twp. Somerset County  
Dobbs v. Bedminster Twp. Somerset County

Gentlemen:

This will confirm that the case management conference in the above referenced cases previously scheduled for Thursday, December 15 is now scheduled for Thursday, January 19, 1984 at 10:30 a.m. in Court Room I at the Ocean County Court House.

Very truly yours,

Eugene D. Serpentelli, J.S.C.

EDS:RDH



# Superior Court of New Jersey

CHAMBERS OF  
JUDGE EUGENE D. SERPENTELLI

OCEAN COUNTY COURT HOUSE  
C. N. 2191  
TOMS RIVER, N. J. 08753

January 20, 1984

Alfred L. Ferguson, Esq.  
McCarter and English, Esqs.  
550 Broad Street  
Newark, N. J. 07102

Re: Allan-Dean Corp. V. Bedminister Twp.  
Ceiswick v. Bedminister Twp.  
→ Dobbs v. Bedminister Twp.

Dear Mr. Ferguson:

This will confirm our telephone conversation of January 19, 1984.

The rescheduled date for the status conference in the above referenced matter is Wednesday, January 25, 1984 at 10:00 a.m.

Very truly yours,

EDS:RDH  
cc: Kenneth E. Meiser, Esq.  
cc: Henry A. Hill, Esq.  
cc: Joseph Basralian, Esq.  
cc: Herbert Vogel, Esq.  
cc: Mr. George Raymond

Eugene D. Serpentelli, J.S.C.