

RULS-AD-1984-380

9/14/84

- letter to judge from Raymond re: Moloch's affidavit.

pgs. 1

# RPPW

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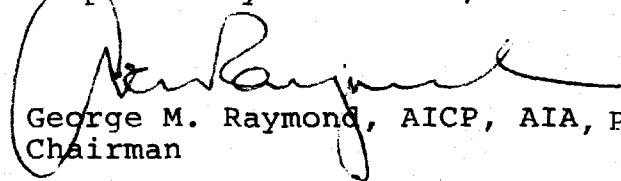
September 14, 1984

The Honorable Eugene D. Serpentelli, J.S.C.  
Superior Court of New Jersey  
Ocean County Court House  
Toms River, New Jersey 08753

My Dear Judge Serpentelli:

I reviewed Alan Mallach's affidavit dated August 28th, 1984 supplied to the Court by the Public Advocate. I generally concur with his findings with one significant exception. He considers the 31.8-acre Site F to be unlikely to be developed within the period of the projection. Please note (p. 4 of the Site Identification and Development Potential report, dated September 5, 1984, by Richard Coppola) that 16.3 acres are vacant and one of the three houses with its 2-acre lot has already been acquired by The Hills. Thus 18.3 acres, or 57%, of that site could be considered to be available immediately. The site is within the EDC's franchise area. Even if the remaining two parcels should remain unavailable, the vacant and Hills properties could accommodate as many as 183 dwelling units<sup>1</sup> of which 36 would be available to lower income households.

Respectfully submitted,



George M. Raymond, AICP, AIA, PP  
Chairman

GMR:kfv

cc: All parties

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SEP 17 1984

THE SERPENTELLI'S COURT

<sup>1</sup> Minus such number as may be affected by environmental debilities of the particular parcels.