

RULS-AD-1985-20

4/18/1985

Hill dev. Co. letter to Judge re KHov data in
East Brunswick

pg. 10

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BRENER, WALLACK & HILL

ATTORNEYS AT LAW

**2-4 CHAMBERS STREET
PRINCETON, NEW JERSEY 08540**

(609) 924-0808

**CABLE "PRINLAW" PRINCETON
TELECOPIER: (609) 924-6239
TELEX: 837652**

HARRY BRENER
HENRY A. HILL
MICHAEL D. MASANOFF**
ALAN M. WALLACK*
GERARD H. HANSON^
GULIET D. HIRSCH

J. CHARLES SHEAK**
EDWARD D. PENN+
ROBERT W. BACSO, JR.+
MARILYN S. SILVIA
THOMAS J. HALL
SUZANNE M. LAROBARDIER+
ROCKY L. PETERSON
VICKI JAN ISLER
MICHAEL J. FEEHAN
MARTIN J. JENNINGS, JR.**
MARY JANE NIELSEN+*
E. GINA CHASE**
THOMAS F. CARROLL
JANE S. KELSEY

* MEMBER OF N.J. & D.C. BAR
** MEMBER OF N.J. & PA. BAR
* MEMBER OF N.J. & N.Y. BAR
+ MEMBER OF N.J. & GA. BAR
^ CERTIFIED CIVIL TRIAL

April 18, 1985

FILE NO. 3000-00

RULS - AD - 1985 - 120

The Honorable Eugene D. Serpentelli
Judge, Superior Court of New Jersey
Ocean County Court House
Toms River, NJ 08753

Dear Judge Serpentelli:

Please refer to David Frizell's letter to you of April 10, 1985 enclosing information from the Hovnanian Company on 25 lower income households occupying Mount Laurel housing in East Brunswick and comparing that data with the lower income residents of "The Hills". Although The Hills has not completed the analysis of their data, I am of the opinion, as is, I believe, Alan Mallach, that the characterization of the lower income population as "yuppies" is incorrect and misleading and comes from newspaper reporters who have not had access to the data.

The Hills Development Company, as of April 16, 1985, has entered into 210 contracts with Mount Laurel home buyers, substantially more than the 25 home buyers listed by Hovnanian Company. A copy of a computer print out showing the occupation of each of those home buyers, their age and marital status is enclosed. I hope you will agree with me that the overwhelming majority of the occupations listed are not characteristic of the "upscale professionals", known as "yuppies". Further, I am informed by Tom Hall that the Newsweek definition of "yuppies" are single, age 35 or under, making over \$35,000; so that by income alone, none of The Hills home buyers meet the Newsweek definition.

As you know, Bedminster is on the "outer fringes" of the greater New York metropolitan area. Sources of local employment in the Bedminster area are generally "high tech", service oriented companies or small establishments providing for local needs. Until the construction of I-287 and I-78, limited access to the industrialized areas to the east of Bedminster delayed development and contributed to the area's noticeable absence of traditional industrial uses which are often more likely to be associated with "blue collar" employment.

However, the area is not without its share of lower income employment. As the enclosed information indicates, many of those under contract at Village Green have occupations which can be regarded as at the lower end of the "white collar" employment spectrum. The overwhelming majority of these jobs are also

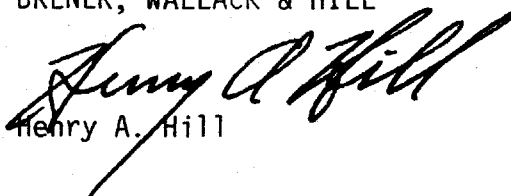
not of a type in which one would expect to find substantial opportunities for career advancement. In fact, a substantial number of the prospective heads of household hold clerical or secretarial jobs. Such jobs often provide even less opportunity for economic advancement than those found in traditional "blue collar" employment.

Although the enclosed information may not reflect job categories which many may have envisioned as characteristic of the State's low and moderate income population, I'm sure you will agree that the job categories represented certainly dispel the suggestion that Mount Laurel housing will be populated by upwardly mobile "yuppies". Rather, as this data demonstrates, it is most likely to be occupied by those holding jobs which are characteristic of the lower end of the job market in which such housing is located.

When The Hills Development Company has completed its computer sorts and is in a position to give better demographic data, I will forward it to you for your information. Since this information does not bear directly on any of the cases before Your Honor, and may be of interest to the other judges involved with Mount Laurel, I am taking the liberty of sending a copy of this letter, together with David Frizell's letter to you of April 10, 1985, to Judges Gibson and Skillman for their information.

Respectfully yours,

BRENER, WALLACK & HILL



Henry A. Hill

HAH:klp

enclosures

CC: The Honorable L. Anthony Gibson, JSC
The Honorable Stephen Skillman, JSC
Alan Mallach
David Frizell, Esq.

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JUDGE SERPENTELLI'S CHAMBERS

FRIZELL & POZYCKI

ATTORNEYS AT LAW
296 AMBOY AVENUE
METUCHEN, NEW JERSEY

DAVID JOSEPH FRIZELL
HARRY S. POZYCKI, JR.
MICHELE R. DONATO

MAILING ADDRESS
P. O. BOX 247
METUCHEN, N.J. 08840
(201) 494-3500

April 10, 1985

Honorable Eugene D. Serpentelli, J.S.C.
Superior Court of New Jersey
Ocean County Court House
C.N. 2191
Toms River, New Jersey 08753

Dear Judge Serpentelli:

I know that you were provided with some information about the residents in the lower income units at the Hills. It has been reported that the beneficiaries of the Mount Laurel effort are predominantly "Yuppies". I requested and obtained the enclosed information from K. Kovnanian Companies regarding the occupants of the lower income households in East Brunswick.

The Middlesex County version appears to be more blue collar than professional in orientation, although it is predominantly young couples with children.

Respectfully,

FRIZELL & POZYCKI


David J. Frizell

DJF:jb

Enclosure

cc: Henry A. Hill, Esq.
(w/enc.)

Mt. Laurel - East Brunswick II

Age

22-30	9 - 36%
31-40	10 - 40%
41-50	1 - 04%
51-60	1 - 04%
Over 60	4 - 16%

Profession

Accountant	2 - 8%
Housewife	2 - 8%
Retired	3 - 12%
Secretary/Clerk	4 - 16%
Factory Worker	4 - 16%
Inside Sales	1 - 4%
Computer Oper.	1 - 4%
Nurse	1 - 4%
Research	2 - 8%
Student	1 - 4%
Policeman	1 - 4%
Food Service	1 - 4%
Beauty Consult	1 - 4%
Credit Collector	1 - 4%

Income

2,000-10,000	2 - 8%
10,001-15,000	2 - 8%
15,001-20,000	12 - 48%
20,001-25,000	8 - 32%
25,000 and over	1 - 4%

Residence

Old Bridge	8 - 12%
E. Brunswick	4 - 16%
So. River	2 - 8%
Newark	1 - 4%
Wallington	1 - 4%
Elizabeth	1 - 4%
Woodbridge	2 - 8%
Kendall Pk.	1 - 4%
Milltown	1 - 4%
Pequanack	1 - 4%
Roselle Pk.	2 - 8%
Edison	1 - 4%
Cartaret	1 - 4%
Spotswood	1 - 4%
Plainfield	1 - 4%
Macungie, Pa.	1 - 4%

Place of Employment

Clark	1 - 4%
Old Bridge	2 - 8%
Edison	2 - 8%
No. Brunswick	2 - 8%
Newark	2 - 8%
Rahway	1 - 4%
E. Brunswick	1 - 4%
New York	1 - 4%
Kendall Pk.	1 - 4%
West Park, Conn.	1 - 4%
Pompton Plains	1 - 4%
Piscataway	1 - 4%
Cranbury	1 - 4%
Woodbridge	2 - 8%
Roselle Pk.	1 - 4%
Retired	5 - 20%

DEMOGRAPHS OF MOUNT LAUREL BUYERS
EAST BRUNSWICK II

<u>Purchaser</u>	<u>Bldg. No.</u>	<u>No. of Miles from Society Hill East II to Job</u> (Avg. 16)	<u>No. of Miles to Society Hill East II to present home</u> (Avg. 18)	<u>Family Size</u> (Avg. 3)	<u>Children's Age</u> (Avg. 7 yr.)
Capman	30A1	30	30	3	8 & 10 yr.
Conshue	30A2	45	35	2	no children
Doran	11A2	5	1	2	25 yr.
Falkenburg	4H	2	3	4	2 yr. & 5 mo.
free	26E	0	10	3	6 & 3 yr.
George	1E	15	19	1	no children
Giordano	21A1	retired	1	1	no children
Gleise	19E	8	3	3	4 yr.
Harris, Chris	25A3	7	3	4	8 yr. & 2 mo.
Harris, Ivory	23A2	40	10	4	19 & 15 yr.
Lari (closed)	10A3	7	5	4	2 & 5 yr.
Lucianco	23A1	retired	30	1	no children
Eck (Mattetti)	25A2	n/a	n/a	n/a	n/a
Matta	25A1	15	17	2	no children
Mazzuca	6A	disabled	85	3	18 yr.
Piccininno	21A3	15	53	2	no children
Popek	10A1	5	3	5	4, 2 & 1 yr.
Sarik/Jolley	30A3	8	15	3	no children
Schedt	24A2	25	25	1	no children
Sodeno/Costa	24A1	40	15	2	no children
Thorne	11A3	22	23	1	no children
Winant	12A1	retired	1	2	no children
Kohutanycz	24A3	n/a	n/a	n/a	n/a
Wong	23A3	6	1	5	11, 9 & 4 yr.
Mazzu	11A1	4	3	1	no children
Soliman	21A2	25	10	2	no children
<u>ALTERNATES</u>					
Spinillo	-	30	35	4	1 & 5 yr.
Cohan	-	6	1	2	no children
Cahn	-	n/a	n/a	n/a	n/a
Pomaerantz	-	30	30	3	11 mo.
Mather	-	30	50	2	no children
Mollema	-	8	12	4	1 & 2 yr.
Heydorn	-	11	2	5	1, 3, & 4 yr.
Bedell	-	50	7	2	no children
Jennings	-	10	7	3	7 yr.
Johnston	-	25	25	2	no children

RUN DATE 4/16/85

OCCUPATION	AGE	STATUS
	40	M
		S
ACCOUNT REP		FHH
ADMINISTRATIVE ASSIST	24	FHH
ADMINISTRATIVE ASSISTANT		S
ADVERTISING SALES	26	FHH
APPRAISER		S
ARCHAEOLOGIST		S
ASSEMBLER		M
ASSEMBLY LINE WORKER	39	M
ASSIST GOLF PRO	27	S
ASSIST GOLF PRO		S
ASSISTANT BUYER	25	M
ASSISTANT MGR-CAR RENTAL	22	S
BANK TELLER	24	M
BARTENDER		S
BOOKKEEPER		FHH
BOOKKEEPER		FHH
BOOKKEEPER	28	FHH
BUS DRIVER	28	M
CABLE TV INSTALLER		M
CARPENTER	30	M
CASHIER	20	M
CASUALTY SCREENER	25	S
CHILD CARE WORKER		FHH
CLERICAL & RETAIL SALES	28	S
CLERICAL ASSIST	24	S
CLERICAL-BANK		S
CLERICAL-HOSPITAL		FHH
CLERK, STATE ENPL		FHH
CLERK-ACCOUNTING		M
CLERK-BANK		S
CLERK-BANK		FHH
CLERK-COMPUTER		S
CLERK-COUNTY ENPL		S
CLERK-ELECTRICAL CO.		M
CLERK-OFFICE		M
CLERK-OFFICE		M
CLERK-RECEIVING		M
CLERK-RECORDS		FHH
CLERK-RECORDS	35	M
CLERK-RECORDS	33	S
CLERK-REPORTS	30	M
CLERK-RETAIL		FHH
CLERK-RETAIL	35	M
CLERK-SCHOOL SYSTEM		S
CLERK-SENIOR	25	M
CLERK-SENIOR	25	FHH
CLERK-SENIOR	30	M
CLERK-STOCK	35	M
CLERK-WAREHOUSE		FHH
CLERK-WORD PROCESSOR		FHH
CLINICAL TECHNICIAN	53	FHH

RUN DATE 4/16/85

OCCUPATION	AGE	STATUS
COMPUTER OPERATER	33	S
COMPUTER OPERATER	32	FHH
COMPUTER OPERATOR	25	FHH
COMPUTER PROGRAMMER	29	M
CONSTRUCTION- CUST SERV		M
COOK-HOUSEKEEPER	50	S
COPY SALES REP	27	M
COUNSELLOR-DEVEREAUX FOUND.		S
COUNSELOR-COUNTY YOUTH SHELTER	22	S
CUST SERVICE REP	34	FHH
CUSTODIAN-MAINTENENCE MAN		M
CUSTODIAN-PISCATWAY SCHOOLS	28	M
DENTAL ASSIST	23	M
DENTAL LAB TECHNICIAN	29	FHH
DISPATCHER		S
DOMESTIC CLEANING	46	FHH
DRIVER- BREAD TRUCK		S
EXECUTIVE SECRETARY	40	FHH
FIREMAN-MORRIS CO		M
FLIGHT INSTRUCTOR.		M
FOOD SERVICE KITCHEN WORKER		S
FOOD SERVICE WORKER		M
FOOD SERVICE WORKER		FHH
GAL FRIDAY		M
GAS STATION MANAGER		M
GEOLOGIST	27	S
GIFT SHOP MANAGER	23	FHH
GROCERYMAN	27	M
HAIR STYLIST	32	S
HAIRDRESSER	24	S
HAIRDRESSER		S
INSIDE SALES REP.	25	FFH
INSPECTION SUPERVISOR	34	M
INSTALLER		M
INSTRUCTOR-RUTGERS	30	M
LAB ASSIST		M
LABOR FOREMAN	27	M
LABORATORY TECHNICIAN	34	M
LABORER-INSTALLER	28	M
LAND SURVEYOR	37	M
LAYOUT- MACHINIST	27	M
LEGAL ASSISTANT-COUNTY ENPL.	45	FHH
LOCKSMITH SPECIALIST	42	FHH
MACHINE OPERATER	42	M
MACHINE OPERATOR		M
MACHINIST	26	M
MAIL CLERK		S
MAIL VAN DRIVER	25	S
MANAGER COMPUTERS	26	M
MANAGER-BRIDAL SHOP	26	M
MANAGER-RESTAURANT		S
MARKETING ASSIST	22	M
MASON		M

RUN DATE 4/16/85

OCCUPATION	AGE	STATUS
MASON APPRENTIS	29	M
MATERIAL HANDLER	29	M
MATERIAL MANAGER	39	M
MECHANIC	39	M
MECHANIC	33	M
MECHANIC		M
MECHANIC		M
MEDICAL CLERK-VA	32	M
MEDICAL SECRETARY	46	FHM
MEETING COORDINATOR	46	FHM
MESSAGE CLERK	58	S
MICROFILM OPERATOR	20	S
MIDDLESEX BORO ROAD DEPT	25	M
NEWSPAPER SALES	29	FHM
NOT EMPLOYED		FHM
NURSERY MANAGER		S
NURSES AIDE		FHM
NURSES ASSISTANT		S
OFFICE ADMINISTRATOR		FHM
OFFICE MANAGER	24	M
PAYROLL ASSIST		S
PHOTO PRINTER		FHM
PHOTOGRAPHER	65	S
PHOTOGRAPHER		M
PIANO TEACHER	27	M
PIZZAMAN-COOK		S
PIZZAMAN-COOK	26	M
POLICE OFFICER-MORRIS CO	28	M
POLICEMAN		M
POLICEMAN		M
PRACTICAL NURSE		FHM
PRESS OPERATOR	30	M
PRODUCTION FOREMAN	30	M
PRODUCTION FOREMAN		S
PRODUCTION MANAGER	28	M
PROGRAMMER		S
PROGRAMMER ANALYST	28	S
PROGRAMMING ANALYST	32	FHM
REAL ESTATE SALES		S
RECEPTIONIST	27	FHM
RECEPTIONIST	49	FHM
RECREATION THERAPIST	31	M
RESEARCH CHEMIST		M
RESEARCH TECHNICIAN		M
RETAIL ASSIST MANAGER	24	FHM
RETAIL MANAGER		M
RETAIL TRAINEE	22	S
RETIRED	65	M
RETIRED	65	S
RETIRED	65	M
RETIRED	65	S
RETIRED	65	S

RUN DATE 4/16/85

OCCUPATION	AGE	STATUS
RETIRED	65	M
RETIRED		M
RETIRED	65	S
RETIRED	64	M
SALES REP		M
SALES REP		M
SALES REP		M
SALES REP	26	M
SALES REP		M
SALES REP VAN LINE	23	S
SALES REP-MAGAZINE	28	M
SALESMAN	25	M
SALESMAN-ROOFING	26	M
SECRETARY	51	FHM
SECRETARY	28	FHM
SECRETARY		M
SECRETARY	35	FHM
SECRETARY	34	FHM
SECRETARY		M
SECRETARY		S
SECRETARY		M
SECRETARY		FHM
SECRETARY		M
SECRETARY		FHM
SECRETARY		S
SECRETARY- PUBLIC DEFENDER	24	M
SECURITY GUARD		S
SELF EMPLOYED TUTOR	29	M
SHEETROCKER		M
SOCIAL WORKER	48	S
SUPERMARKET CASHIER	31	M
SUPERMARKET DELI ATTENDANT	23	M
SUPERMARKET PRODUCE CLERK		MH
TEACHER	25	S
TEACHER & COACH		M
TEACHER-CARRIER FOUNDATION	33	M
TEACHER-HS SCIENCE	30	M
TEACHER-SO. BOUND BROOK	28	M
TEACHER-SPECIAL ED		S
TECHNICAL CLERK	26	FHM
TECHNICIAN IN HISTOLOGY	25	FHM
TECHNICIAN-SEWAGE TREATMENT		M
TECHNICIAN-TV	28	M
TELEMARKETING REP	25	M
TELLER	28	M
TRAVEL CONSULTANT	25	S
UNION LABORER	25	M
VETERINARY ASSIST		FHM
WAITER	30	M
WAITER	42	M
WAITRESS	29	M
WAITRESS	25	FHM
WAITRESS		S

RUN DATE 4/16/85

OCCUPATION	AGE	STATUS
WAITRESS	29	M
WAITRESS	22	FHM
WAITRESS	23	FHM
WAREHOUSE ASSIST MANAGER	27	M
WAREHOUSEMAN		M
WAREHOUSEMAN	41	M
WELDER	43	M
WHOLESALE RESTAURANT SUPPLY REP		S
WORD PROCESSOR		FHM
WORD PROCESSOR	39	FHM