

AMG

2-22-84

Letter discussing ML II matters
of the TWP.

Aggs. &

AM000131L

RICHARD B. READING ASSOCIATES

759 STATE ROAD, PRINCETON, NEW JERSEY 08540 AREA CODE 609/924-6622

February 22, 1984

John E. Coley, Sr., Esquire
Kunzman, Coley, Yospin & Bernstein
15 Mountain Boulevard
Warren, New Jersey 07060

Re: Mt. Laurel II Litigation

Dear Mr. Coley:

I certainly enjoyed having the opportunity to meet with you and Mr. Mastro last Friday and to discuss the several Mt. Laurel II matters in which Warren Township is currently involved. As per your request, I am currently reviewing the various reports and proposals that you had furnished to me in connection with these matters. This information includes the following documents:

1. Cross Associates, Letter, January 10, 1984
2. Planners Report, Harvey S. Moskowitz, undated
3. Preliminary Analysis, Michael Sorich, November 22, 1983
4. Economic Analysis, Abeles Schwartz, Associates November, 1983
5. Proposed Interim Order in the AMG Realty and Skytop Corp., McDonough, Murray and Korn
6. Trebor Development & Investment Co., Letter, December 19, 1983
7. Timber Properties, Inc., Letter, December 19, 1983

The purpose of my initial review of the aforementioned documents is to define and quantify the economic issues at hand in each such document. Once these basic economic parameters have been established we shall proceed with the development of an empirical analysis which shall quantify the magnitude of the density increase that would be necessary to furnish a viable Builder's Remedy including a sufficient value increase to offset the negative costs associated with the production of housing units for lower and moderate income families.

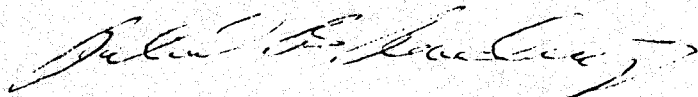
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Mt. Laurel II Litigation

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Should you have any questions or have any additional information as we are proceeding in this matter, please do not hesitate to contact me.

Very truly yours,

RICHARD B. READING ASSOCIATES



Richard B. Reading
President

RBR/rd

cc: J. Albert Mastro, Esquire