

October 25, 2002

Dear Fellow North Plainfield Resident,

We, North Plainfield's Democratic candidates for Borough Council, are writing to clear up some rumors we've heard regarding our position on the disposition of the Villa Maria property on Somerset Street, north of Route 22. We want to ensure that you are fully aware of our position before you decide who to vote for on November 5.

The rumors are that our campaign supports the sale of Villa Maria and the building of low-income housing on that site. **NOTHING** could be further from the truth. We are homeowners who pay property taxes, commuters who drive through that area on a daily basis, and proud residents of North Plainfield who do not want to see added development increase the population any more.

The fact is that the Democratic Mayor and Council members have been working to ensure that the property is not turned into a large-scale housing development. We have spoken with two developers who expressed an interest in continuing to use the property for a nursing home or assisted living facility. These developers have already reached out to the attorney for Villa Maria in an attempt to begin discussions.

We have also reached out to Villa Maria a number of times. Mayor Allen has met with their representatives to discuss our opposition to any plan that increases the density of the borough or adds a significant amount of traffic to the Somerset Street overpass or Route 22.

Another rumor going around is that a developer could sue the town using what is called "Builder's Remedy" under the Mount Laurel decision, and that the court would force us to allow the development. This is also *not* true. The State of New Jersey has already stated that North Plainfield has met its COAH (Council on Affordable Housing) requirements and that receiving official certification is largely a formality. This would protect us from such a suit.

As noted above, we are all North Plainfield homeowners. Dan's daughters grew up and went to school here, and his youngest bought her first home here. Mary's children are in the schools today. Nate and Nathan are both recently married, and plan to bring their children up in North Plainfield. As a team we understand the negative impact of large-scale development on the Villa Maria property, and have been working to protect the town from unnecessary and potentially damaging building.

We pledge, in writing so you can hold our feet to the fire, to continue to fight any disposition or development of the Villa Maria property that will add children to the schools or create a bottleneck at the Somerset Street overpass and Route 22.

Our home numbers are below. Please call us about this or any other issues facing the town.

Sincerely



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