



SCOTCH PLAINS

# THE TIMES



FANWOOD

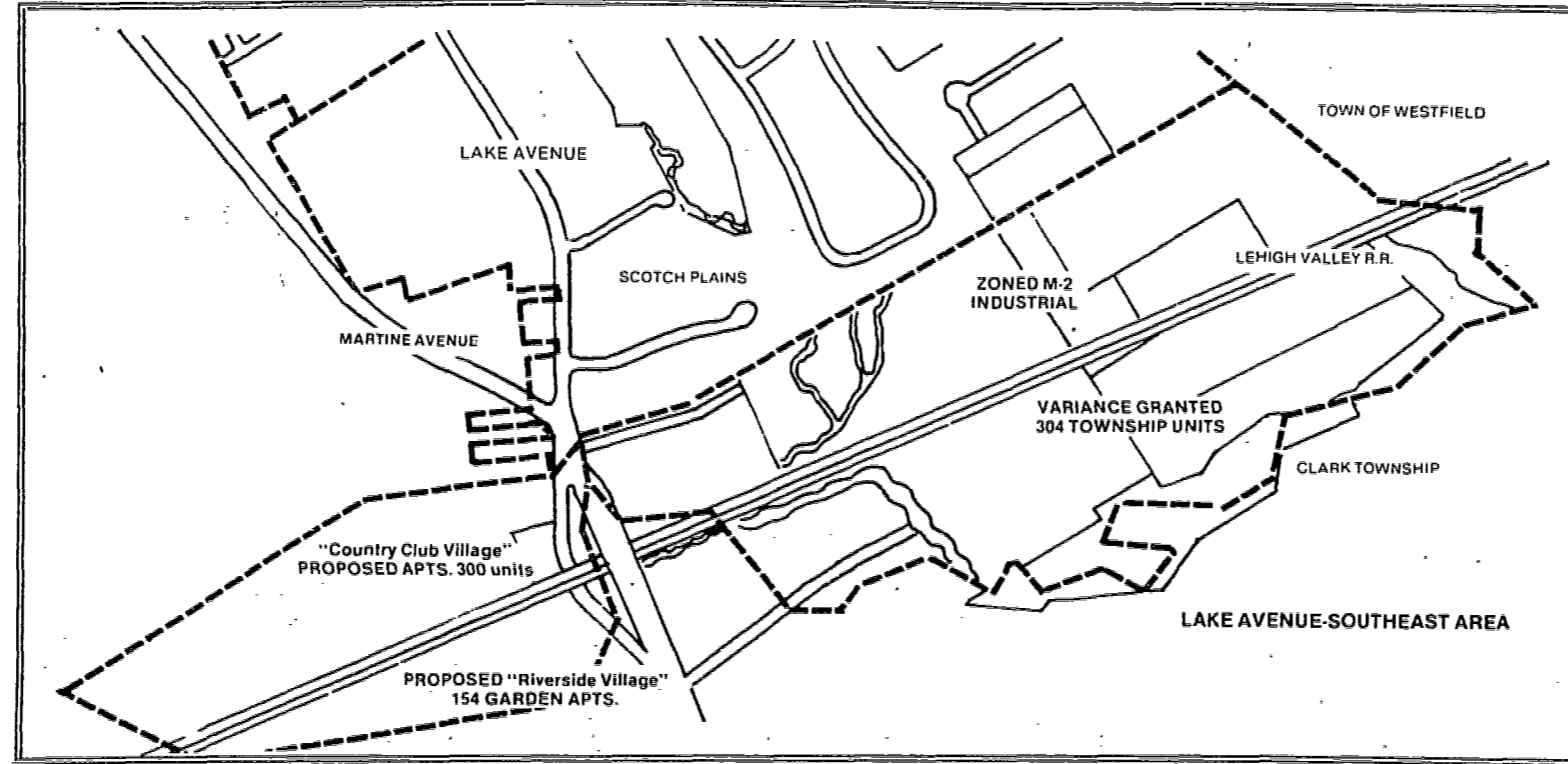
VOLUME 28 NUMBER 18

SCOTCH PLAINS • FANWOOD, N.J.

THURSDAY, MAY 4, 1978

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## Board receives two apt. proposals



Location of proposed apartment complexes

Two developers have made proposals to the Scotch Plains Board of Adjustment for apartment complexes on the south side of Scotch Plains, in the area where the Board of Adjustment recently approved a variance for another condominium townhouse complex, Heaver Hill.

The Planning Board received the proposals early this month, and responded favorably. In contrast to the Heaver Hill project, which required a variance because it is to be located on land zoned for industry, the two new complexes are in an area currently zoned for such use. They would be located off Lake Avenue, one north and one south of the Lehigh Valley Railroad tracks adjacent to the Clark boundary line. Following presentation to the Planning Board, the only remaining step is a public hearing. A hearing has been set for May 15, at 8:15 p.m.

Country Club Village, with 300 garden apartments, in 25 buildings. The one-bedroom apartments would rent for approximately \$400 to \$500, thus placing them in the luxury category, Sam Gershwin, a principal for the applicant, told local planners.

English Tudor in styling, the Country Club Village apartments of stucco and brick would feature separate entrances for each tenant. On a 32-acre site, the builders propose that about four acres would be used for recreation. They suggested fields for softball, soccer, tennis courts; a basketball court and a tot area. The recreation area would double as a flood water detention basin. Country Club Village would be on the north side of the railroad tracks. Evergreens would provide a buffer along the railroad tracks. The

Although developer's plans provide for only one entrance-exit road to Lake Avenue, local planners raised the possibility of a 25-foot wide unpaved road for emergency use only.

The single ingress-egress road featured in the plans is 2,000 feet long.

Township Engineer Edward Bogen has already met with developers of Country Club Village, to study drainage and runoff, and plans to make final recommendations to

planners soon.

Builder Sam Halpern, a principal of Builder's Equity, Inc., of Avenel, outlined his proposal for the second complex. His complex would be on a site off Old Lake Avenue, bounded by the Lehigh Valley Railroad and by Robinson's Branch. The land is currently owned by Blanche Tusset.

These apartments would rent in the area of \$400 per month for one-bedroom and \$500 per month for two-story, two-bedroom units. The complex would include a total 164 apartments - 124 one-bedroom and 30 two-bedroom. Each unit would have its own front and rear entrance, and site plans call for parking for 308 vehicles on-site.

Halpern has already built in Scotch Plains. His undertakings include private homes on Bayberry Lane and apartments and single-family homes in the nearby area.

The two proposals represent development of 47.4 acres on the last two remaining sites in Scotch Plains suitable for apartment and townhouse use. This area is bounded by Robinson's Branch of the Rahway River passes through both apartment complex sites.

Harry Bernstein of Scotch Plains is attorney for both applicants. He presented the drawings to the Planning Board. Following approval by the Planning Board, the two applicants must seek approval of the Soil Conservation Agency and the Department of Environmental Protection.

## Bike Rodeo on weekend calendar

On Saturday, May 6 (raindate: May 13), the Scotch Plains Bicycle Safety Committee and the Scotch Plains Optimist Club will sponsor a Bicycle Rodeo in the parking lot of the Scotch Plains Municipal Building for students from the third through twelfth grades. Rodeo registration starts at 9:30 am, and the rodeo will begin at 10 am.

The rodeo will consist of five skill tests developed by the American Automobile Association to increase awareness and proficiency in safe, skillful, and courteous bicycle driving. Students should be able to complete the five bicycle courses within an hour and do not need to be present when the winners are tabulated. Prizes will be awarded

to first, second, and third place winners in various grade levels. Every student who enters the rodeo will receive a gift, and refreshments will be donated during the rodeo by McDonald's of Scotch Plains. Prizes and gifts have been donated by Bud's Scotch Plains Cycle Center, Bowercraft Playland, McDonald's of Scotch Plains, and Graftek/Exxon Enterprises. Entrants for the rodeo must have their bicycles registered. A special bicycle registration table will be available during the rodeo to accommodate any Scotch Plains residents.

The Bicycle Safety Committee wishes to remind residents that in accordance with the

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## Hearing set on flood basin

An issue which has been around for several years, and affects Fanwood-Scotch Plains residents as well as Plainfield residents, will have public hearing on May 9 at Emerson School in Plainfield. The proposed storm water detention basin for Terrill and East Third Street in Plainfield was alluded to when Councilman Meyer complained, at Monday evening's Plainfield Council Meeting, about the lack of progress being made on Tract

19 and the First Ward, pointing out that the project goes back over three years. He continued, "Floods don't wait, and it should be a high priority." Reached for comment at his office, Mr. Ken Marsh, Principal Hydrolic Engineer with the Union County Planning Department, explained, "There have been no real delays." He added that the engineering design contract is proceeding on schedule, and

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## Raiders' commercial to be aired



Remember the entire day the SPFHs Raider Marching Band spent before the TV cameras in southside Scotch Plains last fall making a TV commercial for Samsonite luggage? Now it's time for the community to review the results of their labors!

The Band's Samsonite commercial will be shown in conjunction with the following TV shows within the next 10 days:

- May 15 — Little House on the Prairie
- May 16 — Tuesday Night Movie, NBC
- May 17 — ABC Evening News
- May 17 — NBC Evening News
- May 22 — ABC Evening News
- May 22 — NBC Evening News
- May 23 — Tuesday Night Movie, NBC
- May 24 — Wednesday Night Movie, CBS

Consult your television schedule for times of the appearances. The Raider Band was selected for their appearance when they marched on Fifth Avenue in New York City in this fall's Columbus Day Parade. Their parade participation was sponsored by the local chapter of UNICO. (See comprehensive story inside on Raider Band's recent activities.)

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