

East Brunswick 1983

Fair Share Report

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Fair Share Allocation Report

Urban League of Greater New Brunswick, et. al. v. Borough of Carteret, et. al.
prepared by Carla L. Lerman, P.P., November 1983.

The Fair Share Allocation Report prepared by Carla Lerman was reviewed and contains some very good analysis and excellent reasoning. The report involved gathered together a fair amount of information in a very short period of time. However, more recently, a study prepared by the Rutgers Center for Urban Policy research entitled Mount Laurel II: Challenge and Delivery of Low Cost Housing prepared by Robert W. Burchell, et. al., is a far more extensive and painstakingly detailed report providing the exhaustive analysis that defines regions in the State, low and moderate income housing needs, bridge mechanisms to meet those needs and methodologies to allocate low and moderate income housing (fair share allocations).

The review of that report seems to provide a total shift in the regional analysis done by Carla Lerman. The Township of East Brunswick, along with other Middlesex Counties in the Urban League suit, are placed in the West/Central Region (Region 3) which includes the four counties of Hunterdon, Middlesex, Somerset and Warren. After reviewing the methodology prepared by the Center for Urban Policy Research (CUPR), I must agree that their analysis of the region makes more sense than the previous one that this office had submitted or the one prepared by Carla Lerman. I would, therefore, endorse the CUPR study as it defines region.

Again, when it comes to methodology for determining the low and moderate income need, both existing and projected need for the State in regions, I can find no fault with the CUPR study. I, therefore, have to agree with their numbers where they project that the total and present demand (not housed) for Region 3 is 8,091, that the 1980-1990 demand (not housed) for Region 3 is 20,283, and that the 1990-2000 year demand for not housed is 11,037. This would bring a total need for this region of 39,411.

The problem that I have with any methodology for fair share allocation is primarily with the calculation for vacant developable land. We have just completed that calculation for East Brunswick for the "growth area" defined by the State Development Guide Plan (SDGP). Over 20% of the Township is in quasi/public and public lands (primarily county parks and municipal parks) and 52% of the town is developed primarily as residential. Fourteen percent of the town is listed in a limited growth area according to the State Development Guide Plan. A total of 799 acres remain as developable vacant, in the "growth" area and are zoned residential (1983). In checking with Somerset, Middlesex, and Mercer County Planning Directors, they don't have current (1982) calculations for vacant developable land by municipality.

In checking the calculations used, Lerman's report appears to use the vacant land from the State Development Guide Plan which is based upon 1971 aerial photos and is now 12 years out-of-date. There has been significant growth in Middlesex/Somerset and less in Hunterdon and Warren Counties, but those new numbers need to be placed into the formula in order to come up with a proper allocation. If she based it on the N.J. Housing Allocation Report (circa 1978), we may have to use those numbers given the unavailability right now of such 1982 figures, but then apply some modifiers.

There is insufficient time to reply as to what our fair share allocation would be given a time constraint of submitting a report by December 16th. However, as I collect data for vacant land in growth areas in those counties, I can run the calculations or, the court can request Ms. Lerman to run those calculations.

The CUPR Study projects from 1990 to the year 2000, while Ms. Lerman's report only projects to 1990. I would recommend we calculate for the year 2000, since a municipality like East Brunswick is rapidly reaching full development, and we should know now what our prospective need is so we can allocate those land areas and those housing units now. It might not be such a problem for Hunterdon or Warren but I think it certainly needs to be plugged in for Somerset and Middlesex zoning and planning at this point in time.

Region 3, according to CUPR, has a total housing need to the year 2000 of 39,411 units. Ms. Lerman had calculated for the south metro (which are the counties of Hunterdon, Somerset, Middlesex, Union, Monmouth and Mercer) a number of 55,708. Only when we have current vacant developable land can we begin to finalize our fair share vis a vis the region.

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