

U.L. v. Carter

Feb. 6, 1984

Monroe

Letter from Tolischus to Judge w/ initial repairs
on housing allocation attached

Pg. 5

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CA000336F

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February 6, 1984

Honorable Eugene D. Serpentelli, J. S. C.
Ocean County Court House
CN 2191
Toms River, NJ 08753

Monroe Twp

Dear Judge Serpentelli:

Enclosed please find my initial report on the housing allocation question regarding Monroe Township and the Urban League.

After the new Lerman calculations are received and I have had a chance to look at the Mallach report, I will present additional material on this matter.

Sincerely,

E. EUGENE CROSS ASSOCIATES

Peter M. Tolischus

Peter M. Tolischus, P. P.

PMT/jed
encl.

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JUDGE SERPENTELLI'S CHAMBERS

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PLANNER REPORT

URBAN LEAGUE OF GREATER NEW BRUNSWICK VS. BOROUGH OF CARTARET

This report will set forth the various aspects concerning the above case that apply to Monroe Township.

Monroe Township Today

With the exception of the three Planned Adult Retirement communities, Rossmoor, Clearbrook and Concordia, Monroe Township is still primarily a rural community with only a small industrial park and two neighborhood type shopping centers. The total land area is 26,752 acres of which 20,772 or 78% is still vacant. The 1980 population of the community is 15,858 of which almost 6,000 persons are over 54 years of age.

In terms of housing, the Planned Adult Community projects have provided the following housing stock:

	Built	Project Total
Rossmoor	2,100	3,000
Clearbrook	1,400	3,000
Concordia	<u>600</u>	<u>3,200</u>
	4,100	9,200

The listed sales prices of the Clearbrook model in 1974 was \$18,900. All these projects currently have a model offered between \$60,000 and \$65,000. These price ranges provide housing opportunities for persons of moderate income in the 48+ over age groups.

In term of its zoning, Monroe Township also has 537 acres zoned R-20 of which 78% is still vacant. In addition, 378 acres are zoned R-10 permitting 10,000 square foot lots. Most of this R-10 zone is developed; representing approximately 1,000 lots. Discussion with Monroe Assessor's office revealed that the houses within this area sold in 1979-80 (to take one period) from \$30,000 to \$80,000. The zoning in this area did present housing opportunities for both low and moderate income people.

The community at the present time will rezone another area for 10,000 square foot lots. This area will consist of about 270 acres and is approximately 1/3 developed. The area consisted of a premature subdivision without improvements or utilities. The Town on its own has improved the roads and installed the storm drainage system. Also the Monroe Township Municipal Utility Authority has installed the sewer and water lines at its own cost and with the aid of a federal grant. Now that the improvements are in place, the area is being rezoned R-10 and this will again provide at least 300 to 400 lots for home construction for moderate income people.

Region and Fair Share Analysis

There are now several reports out on this matter. First, there is the Carla L. Lerman P.P. report of November 1983. The Lerman report used a 13 county "Greater Metropolitan Region" divided into a south metro and north metro region. The report stated that the prospective need would be 440 units while the present need would be 329 units. This divides into 500 low income and 269 moderate income units for Monroe Township for 1990.

Since that report, the Rutgers Center for Urban Policy Research has published a report entitled "Mount Laurel II: Challenge and Delivery of Low Cost Housing" prepared by Dr. Robert W. Burchell. This is a very exhaustive and technically fine report utilizing a very sophisticated methodology and most importantly analyzing this question on a statewide basis. This report placed Monroe Township in a West Central Region (Region 3) which included four counties, Middlesex, Hunterdon, Somerset and Warren. We will utilize this region based on this fine methodology and statistical analysis for an initial fair share calculation.

The CURT report stated that the "Present" not housed for the region is 4,070 units and the "Prospective" not housed is 20,283 for 1980-1990. This represents a total not housed demand of 24,353 for 1990.

If the fair share allocation formulas used, the general feeling is (after attending the Case Conference with Judge Serpentelli on January 24, 1984 in Ocean County) that the employment ratio should be the main factor rather than a weighted formula including open space and ratable growth. The exact methodology has not yet been derived but it will use employment as the central factor since persons owning or buying a home in a particular community need employment in order to carry that unit.

There is now a two part regional analysis that is also being considered namely a 9-county region for present need and a driving time region for prospective need. These factors are presently being reviewed.

Also a conference of the Planners involved in the case is scheduled for February 7, 1984 in Ocean County in order to review the various regions and fair share formulas. Based on this conference and whatever agreement may be reached, our final fair share calculation will be submitted.

In conclusion, I have not had a chance to review the Alan Mallach report. Once I have that copy, I would like to comment on the methodology and the fair share calculation that is presented within the report. Any comments regarding the Monroe Township Zoning Ordinance will also be reviewed and discussed.