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- Request for Admissions w/ answers
- cover letter to Counsel

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HUFF AND MORAN
COUNSELLORS AT LAW
CRANBURY-SOUTH RIVER ROAD
CRANBURY, NEW JERSEY 08512

J. SCHUYLER HUFF
WILLIAM C. MORAN, JR.

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July 3, 1975

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Baumgart & Ben-Asher
134 Evergreen Place
East Orange, New Jersey 07018

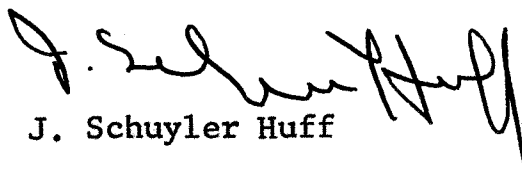
Attn: David M. Ben-Asher

Re: Urban League of Greater New
Brunswick, et al vs The Mayor
and Council of the Borough of
Carteret, et al.

Dear Mr. Ben-Asher:

I am enclosing herewith Request for Admissions which
have been executed on behalf of the Township of Cranbury.

Very truly yours,


J. Schuyler Huff

JSH: ar
Enclosure
cc: All Defense Attorneys

BAUMGART & BEN-ASHER
134 Evergreen Place
East Orange, New Jersey 07018
201-677-1400

MARTIN E. SLOANE
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National Committee Against
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202-783-8150
Attorneys for Plaintiffs

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION: MIDDLESEX COUNTY
DOCKET NO. C - 4122-73

URBAN LEAGUE OF GREATER NEW
BRUNSWICK, et al.

Plaintiffs

vs.

THE MAYOR AND COUNCIL OF THE
BOROUGH OF CARTERET, et al.,

Defendants.

:
:
:
:
:
:
:
:

Civil Action

REQUEST FOR ADMISSION

TO:

J. Schuyler Huff, Esq.
Cranbury-South River Road
Cranbury, New Jersey 08512

Plaintiffs hereby make Request for Admissions
pursuant to R. 4:22, et seq:

1. Does defendant admit that now, or any time since January 1, 1974, its municipal zoning ordinance contained the following provisions:

- a. that any house trailer which cannot be immediately removed to another site meet all zoning ordinance requirements for a residential structure?
Yes.
- b. that trailer parks or mobile home parks are specifically prohibited?
Yes.
- c. that construction of two-family or multi-family dwellings is prohibited in the R-10 zone?
Yes.
- d. that multi-family dwellings are not provided for in the R-100 zone?
Yes.
- e. that in the R-170 zone, the minimum lot area is 40,000 sq. ft.?
Yes.
- f. that in the R-170 zone, the minimum floor area is 1,000 sq. ft., with not less than 728 sq. ft. on the ground floor?
Yes.

g. that in the R-170 zone the minimum lot width is 170 ft.?

Yes.

h. that in the R-100 zone the minimum lot area is 15,000 sq. ft.?

Yes.

i. that in the R-100 zone the minimum floor area is 1,000 sq. ft., with not less than 728 sq. ft. on the ground floor?

Yes.

j. that in the R-100 zone the minimum lot width is 100 ft.?

Yes.

K. that the restrictions in h, i, and j, above, for the R-100 zone, apply for residences in the N.B. zone?

Yes.

2. Does defendant admit that as of February 1975 it operated under the following land use policies:

a. that 4,100 acres of zoned, developable land was subject to minimum lot sizes of at least 40,000 sq. ft.?

No. Figure includes roads, railroads, lakes, rivers, streams & designated flood plains.

b. that less than five percent of the municipal area was zoned for minimum lot sizes of 10,000 sq. ft.?

No land is Township zoned for 10,000 sq. ft.

e. that of 3,233 acres zoned for industry,

2,535 acres were vacant?

Yes.

3. Does defendant admit that the Middlesex County Master Plan projects that total acreage needed by Cranbury to accommodate existing and projected industrial usage by the year 2000 is 357?

No.

4. Does defendant admit that it has no public housing authority?

Yes.

5. Does defendant admit that the number of building permits it issued between 1965 and 1973 was as follows:

	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
Single Family	14	17	3	2	4	2	6	4	8
Multi-family	0	0	0	0	0	0	0	0	0

Yes.

6. Does defendant admit that its 1970 minority population was 309 black, zero Spanish-speaking and nine other minority?

Yes.

7. Does defendant admit that its black population increased from 283 to 309 during 1960 to 1970?

Yes.

8. Does defendant admit that its population increased from 2,001 to 2,253 during 1960 to 1970?

Yes.

9. Does defendant admit that a substantial portion of its developable land is readily amenable to sewer and water utility installation?

No.

10. Does defendant admit that there are no peculiar circumstances which require maintenance of the provisions of the zoning ordinance and application of the land use practices listed in one and two above? If this is denied, list such peculiar circumstances and provide a summary of the facts supporting such circumstances.

No.

1. Cranbury Township has an unusually large amount of Type I farmland which has been classified as such in the New Jersey Department of Agriculture, Blue Print Study Commission Report. This is the highest type of farmland in the State. Because of the need to preserve such farm uses, Cranbury's zoning provisions are maintained.

2. Cranbury has a recognized character which should be preserved.

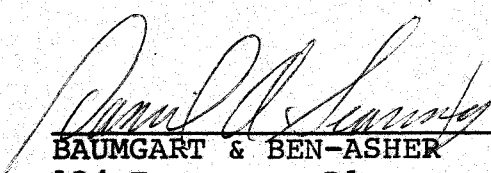
3. Cranbury's zoning is generally consistent with the Middlesex County Planning Board and Master Plan alternative.

(continued from #10)

4. The Millstone River has been designated as an impacted stream by the New Jersey Department of Environmental Protection and no new sewage discharge is permitted into this stream until the conclusion of a study of water management of the basin. A substantial portion of Cranbury Township drains into the Millstone.

5. Cranbury has no sewers. The planned sewer system and the existing water system cannot be expanded to serve large numbers of intensive developments.

6. Cranbury is not a developing municipality.


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Attorneys for Plaintiffs

CERTIFICATION

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

DATED: July 3, 1975


J. Schuyler Huff