

- Documents Labeled Exhibits 2-18 includes

- 2. Public notice ordinance singles &
- 3. ordinance sample population stars
- 4. " "
- 5. N/A
- 6. 1961 ordinance

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CAC01484Z

# Exhibit 2

## PUBLIC NOTICE ORDINANCE

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED, "AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICTS OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN, ESTABLISHING A BOARD OF ADJUSTMENT; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AMENDED FROM TIME TO TIME".

BE IT ORDAINED, by the Mayor and Council of the Borough of Metuchen, New Jersey, that an ordinance entitled: AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICT OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN, ESTABLISHING A BOARD OF ADJUSTMENT; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AND AMENDED FROM TIME TO TIME, be and the same is hereby amended and supplemented as follows:

(1) Section 5 of Article VII-A, R-5 Residence District (Gardan Apartments) is amended to read as follows:

X Sec. 5. Minimum yard requirements.

(a) Front yard. No building or structure shall be constructed closer than 30 feet to any street line, including side streets except in the case of moderate income senior citizens' housing projects where a 25 ft. or more front yard set-back is permissible.

(b) Rear Yard. No building or structure shall be located closer than 50 feet to any rear lot line except accessory structures, which may be located within 5 feet of the rear lot line, except moderate income senior citizens' housing projects in respect to which no building or structure shall be located closer than 25 feet to any rear lot line except accessory structures which may be located within 5 feet of the rear lot line.

(c) Side Yards. No building or structure shall be located closer than 25 feet to any side lot line except accessory structures may be located within 10 feet of any side lot line.

X (2) Section 8 of Article VII-A is hereby amended to read as follows:

Sec. 8. Maximum building height.  
(a) No principal structure shall be higher than 3 stories. Further, no principal structure shall be higher than 35 feet. This shall not apply to moderate income senior citizens' housing projects in respect to which, no principal structure shall be higher than 4 stories, and no principal structure shall be higher than 48 feet.

(b) No accessory structure shall be higher than 1 story. Further, no accessory structure shall be higher than 12 feet. Garages shall be permitted under a principal structure, provided that the overall height limitation is not exceeded.

(3) Article XII-A, entitled "Site Plan Review". Section 5. entitled

"Procedure by Planning Board and Borough Council", is hereby amended as follows: (Changes are underlined.)

Sec. 5. Procedure by Planning Board and Borough Council.

(a) The Planning Board shall record its findings and so report to the Borough Council within forty five days after the date of the meeting at which the site plan is received, or within such further extended time as may be consented to by the applicant. Such report shall be limited to one of the four following types of actions:

1. Approval  
2. Approval with conditions and reasons therefor.

3. Approval subject to favorable action by the Zoning Board of Adjustment where a variance is necessary.

4. Disapproval and reasons therefor.

If such report is not made by the Planning Board within the forty five day period above referred to, it shall be deemed recommended for approval.

(b) The Borough Council shall, within forty five days after its receipt of the report of the Planning Board, approve with or without modification or reject the proposed site plan. If the determination of the Borough Council is not made within the forty five day period referred to herein, or within such further extended time as may be consented to by the applicant, it shall be deemed that the site plan is disapproved. If site plan is disapproved, Borough Council shall give its reasons therefor. WHERE A VARIANCE OR SPECIAL EXCEPTION IS NECESSARY, IT IS THE INTENT OF THIS ORDINANCE THAT THE APPLICANT FIRST SUBMIT ITS APPLICATION FOR SAID VARIANCE OR SPECIAL EXCEPTION TO THE BOARD OF ADJUSTMENT, AND THAT NO ACTION BE TAKEN ON ANY SITE PLAN APPROVAL BY THE PLANNING BOARD UNLESS AND UNTIL PROOF IS SUBMITTED THAT FINAL AND FAVORABLE ACTION ON THE VARIANCE OR SPECIAL EXCEPTION HAS BEEN TAKEN BY THE BOARD OF ADJUSTMENT AND OR THE MAYOR AND COUNCIL IN THE CASE OF A USE VARIANCE OR SPECIAL EXCEPTION.

(c) General  
1. BOTH THE PLANNING BOARD AND THE BOROUGH COUNCIL SHALL CONDUCT HEARINGS BEFORE APPROVAL OR DISAPPROVAL OF ANY SITE PLAN APPLICATIONS AT PUBLIC MEETINGS AT WHICH THE APPLICANT AND ANY OBJECTORS HAVE A RIGHT TO APPEAR AND BE HEARD. IN RESPECT TO ACTION BEFORE THE PLANNING BOARD, THE APPLICANT SHALL PROVIDE THE SAME NOTICE AS IS REQUIRED TO BE GIVEN TO PROPERTY OWNERS WITHIN THE 200 FEET FOR BOARD OF ADJUSTMENT HEARINGS, PURSUANT TO SECTION 11 OF ARTICLE XV OF THIS ORDINANCE. IN RESPECT TO HEARINGS BEFORE THE BOROUGH COUNCIL, THE APPLICANT MUST GIVE THE SAME NOTICE, WITH THE EXCEPTION THAT THE PERSONAL NOTICE REQUIRED SHALL ONLY BE GIVEN TO PERSONS WHO OBJECTED TO THE APPLICATION BEFORE THE

PLANNING BOARD EITHER IN PERSON OR BY WRITTEN COMMUNICATION FILED WITH THE PLANNING BOARD.

2. No changes shall be made in any site plan approved by the Borough Council without its formal approval. The Borough Council may approve any change or modification of the site plan previously approved by it, or may refer to the Planning Board for its recommendation such proposed change or modification, in which case the Planning Board shall act as hereinabove set forth.

3. Prior to its determination, the Planning Board or the Borough Council may require the formal approvals of the Borough, County, and State agencies as required by applicable laws.

4. The Borough Council may require the applicant to enter into an agreement with the Borough to insure the performance of the conditions of the site plan approval and any off-site improvements required; to furnish and file with the Borough a performance bond of a surety company licensed to do business in the State of New Jersey, and approved by the Borough Council; such bond to be in amount of the estimated cost of the improvements or facilities covered by said bond. This performance bond shall remain in effect until such time as the covered improvements are completed and accepted by the Borough Council and shall then be replaced by a maintenance bond in amount of ten per cent (10%) of the performance bond for a period of three years.

5. Failure to comply with any of the conditions of site plan approval, subsequent to the receipt of a building permit, shall be grounds for the revocation of such building permit. A written notice of proposed revocation shall be sent by certified mail to the applicant by the Building Inspector. If the applicant does not comply with the letter and the site plan conditions within five days of the receipt of the written notice, the building permit shall be automatically revoked.

6. Approval of site plan by the Borough Council shall be deemed rescinded unless the applicant has obtained a building permit within six months from the date of the site plan approval.

(4) If any paragraph, subparagraph, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

(5) This ordinance shall take effect immediately after publication in accordance with law.

DONALD J. WERNIK  
Mayor

Introduced: June 2, 1975  
Adopted: June 16, 1975

ELEANOR M. BRENNAN  
BOROUGH OF METUCHEN  
PUBLIC NOTICE IS HEREBY GIVEN that at a meeting of the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey, held on June 16, 1975, the above entitled ordinance was adopted on second and final passage.

ELEANOR M. BRENNAN  
Borough Clerk

3017—js. 19

.87.04

Exhibit 3

Section 7. Distance between buildings.

No structure may be located closer to another structure than 30 feet, except that two walls on separate buildings may be as close as 20 feet, provided the walls do not contain bedroom windows.

[ Section 8. Maximum building height. \*

(a) No principal structure shall be higher than 3 stories. Further, no principal structure shall be higher than 35 feet.

(b) No accessory structure shall be higher than 1 story. Further, no accessory structure shall be higher than 12 feet. Garages shall be permitted under a principal structure, provided that the overall height limitation is not exceeded.

(1973 ordinance)

Section 9. Maximum length of buildings.

No single structure shall be longer than 250 feet.

Section 10. Landscaping.

A minimum width of 5 feet of buffer planting shall be required along all side and rear interior lot lines on a lot occupied by garden apartments. All planting around parking areas shall be of sufficient height and density to prevent automobile headlights from shining into adjacent properties. Shade trees of an approved type and spacing will be required in the yards fronting on streets.

Section 11. Off-street parking.

There shall be provided on-site parking in the ratio of 1.75 parking spaces per dwelling unit. For moderate income Senior Citizen Housing developments, the minimum parking requirements shall be 0.5 off-street parking space for each dwelling unit.

Provision shall be made for lighting parking lots by use of low level in height approved lighting of a design which will eliminate glare into windows of the apartment buildings on the buildings on the lot and all adjacent residential buildings.

Parking shall be prohibited in the required front yard area.

5. Article VIII-A shall be amended to read "Article VIII-A. B-1 A Garden Apartments or Business" and shall read as follows:

Section 1. Uses.

The B-1A business district is for either the business use provided for in the B-1 business district or the garden apartment district use provided for in the R-5 district. Depending upon the use selected either the regulations and prohibitions applying to the B-1 district or the regulations and prohibitions applying to the R-5 district will apply. It is the express intent of this ordinance that where a garden apartment house is constructed in a b-1A zone, no business establishment will be permitted in said building or on any part of the tract required for compliance with the R-5 provisions. Evidence of the selection of use and, therefore, the controls will be presented with

the initials application for consideration of a proposed new use.

6. his ordinance shall take effect immediately after publication in accordance with law.

Introduced: December 3, 1973 (signed) Donald J. Wernik, Mayor

Adopted: December 17, 1973

73-26

AN ORDINANCE APPROPRIATING THE SUM OF \$5,100.00 FROM THE CAPITAL IMPROVEMENT FUND OF THE BOROUGH OF METUCHEN FOR THE FURTHER IMPROVEMENT OF MAPLE AVENUE, HIGHLAND AVENUE AND CENTER STREET IN THE BOROUGH OF METUCHEN.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF METUCHEN, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AS FOLLOWS:

Section 1. To further and complete the capital improvement of Maple Avenue, Highland Avenue and Center Street as more fully set forth in a "BOND ORDINANCE PROVIDING FOR THE IMPROVEMENT OF VARIOUS STREETS IN AND BY THE BOROUGH OF METUCHEN, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$138,850 THEREFOR, DIRECTING A SPECIAL ASSESSMENT OF PART OF THE COST THEREOF, AND AUTHORIZING THE ISSUANCE OF BONDS OR NOTES OF THE BOROUGH FOR FINANCING THE SAME." Adopted 8/21/72 there is hereby authorized the construction of the new roadway pavement, concrete curbs and sidewalks and all the appurtenances thereto more fully set forth in Section 3 (a) of said Bond Ordinance.

Section 2. The sum of \$5,100.00 is hereby appropriated from the Capital Improvement Fund of the 1973 budget of the Borough of Metuchen for the aforementioned purposes, and not further indebtedness by the Borough will be required to complete these authorized improvements.

Section 3. This Ordinance shall take effect after the publication thereof as provided by law.

Introduced: December 17, 1973 (signed) Donald J. Wernik, Mayor  
Adopted: December 31, 1973

Exhibit 4

APRIL

17, 1962

ZONING ORDINANCE

EXCEPT

steeple, flag poles, monuments, domes, cupolas or chimneys.

SECTION 3.

FRONT YARD. All dwellings shall be set back from the front property line not less than one-half the width of the front street and not less than twenty-five (25) feet. All other structures shall be set back from the front property line not less than fifty (50) feet. The set-back line for new dwellings will conform to the average set-back distance of existing dwellings on each side of the lot on the same side of the street and in the same physical block but in no case shall the front yard set-back be less than one-half the width of the front street.

SECTION 4.

REAR YARD. The minimum depth of a rear yard for any residence shall be twenty (20) percent of the depth of the lot but not less than twenty-five (25) feet at any point. For any other structure the rear yard shall be not less than the height of the structure and not less than twenty-five (25) feet. The unoccupied part of each rear yard shall have an area of at least twenty (20) percent of the total area.

SECTION 5.

SIDE YARD. All structures shall be provided with two (2) side yards. The combined width of said side yards for as single-family residence shall not be less than fifteen (15) feet with a minimum width of 5 feet, for any one side yard. In the case of a two-family residence no side yard shall be less than twelve and one-half (12½) feet. In the case of structures other than residences, or accessory buildings, the minimum width of a side yard shall not be less than the height of the structure and in no case less than twenty-five (25) feet.

SECTION 6.

CORNER LOTS. The shortest frontage shall be the front lot line. The yard adjacent to the side street shall not be less than fifteen (15) feet.

SECTION 7.

ACCESSORY BUILDINGS. May be erected in any rear yard provided that such accessory structure, and every part thereof, is at least fifty (50) feet distant from the front street line and at least fifty (50) percent of the depth of the lot from the front street line. The rear wall of an accessory structure shall be not less than three (3) feet from the rear line and no side wall shall be closer than five (5) feet to any side line. In no event shall a street line be deemed to be a side line or a rear line. An attached garage, greenhouse or garage with living quarters shall be considered part of a residence and governed by regulations applicable to residences. The maximum height of any accessory structure shall be one and one-half (1½) stories or twenty-five (25) feet.

SECTION 8.

BUILDING AREA. The total building area of any residential building and all its accessory structures shall not exceed thirty (30) percent of the total area of the lot. The total combined building area for any private school shall not exceed fifteen (15) percent of the total area of the lot. The total combined building area for any convent, seminary, hospital, sanitarium, nursing home, community center or clubhouse shall not exceed twenty-five (25) percent of the area of the lot. This provision

shall not apply to public schools or parochial school systems now existing in the Borough of Metuchen.

SECTION 9.

MINIMUM AREA FOR FAMILY. The minimum lot areas in the R-3 Residence Zone shall be as follows:  
(a) No single-family structure shall be constructed on any lot which contains less than 5,000 square feet.  
(b) No two-family structure shall be constructed on any lot containing less than 7,500 square feet.

SECTION 10.

LOT WIDTH. (a) Single-family structure. No single-family structure shall be erected or enlarged on any lot with a frontage of less than 45 feet measured at the street line and a frontage of less than 50 feet measured at the required building set-back line.  
(b) Two-family structure. No two-family structure shall be erected or enlarged on any lot with a frontage of less than 50 feet measured at the street line and a frontage of less than 75 feet measured at the required building set-back line.

SECTION 11.

LOT DEPTH. No structure shall be erected or enlarged on any lot with a depth of less than 100 feet.

SECTION 12.

PARKING. Subject to Sec. 1, Par. B, Article VI. There shall be provided on each lot at least one parking space for each dwelling unit. No motor vehicle or trailer over 1 ton capacity shall be parked in the area bounded by the side lot lines, the front building line, and the street line except on a driveway. No truck or trailer of more than one ton capacity shall be parked on the property. No lot shall be used for a public or parochial school unless there shall be provided off-street parking space for at least one automobile for every classroom, and further provided that if an auditorium or gymnasium is part of the school there shall be provided parking space for at least one car for every five (5) seats in such auditorium or gymnasium.

SECTION 13.

BUFFER PLANTING. A minimum width of ten (10) feet of buffer planting shall be required along all side and rear lot lines on a lot occupied by any public school, private school, convent, seminary, hospital, sanitarium, nursing home, community center or clubhouse.

SECTION 14.

MINIMUM LIVING AREA, above ground, shall be 800 square feet.

ARTICLE VII  
R-4 Residence District  
(Garden Apartments)

SECTION 1.

USE. Within an R-4 Residence District, no building, structure or premises shall be used, erected or altered except for the following specified purposes:  
a. Any use permitted in an R-2 Residence District under the same conditions prescribed therein, provided however, that if the predominant residential use of property from all property lines is R-1 Residential, then any permitted in a R-1 Residential District.  
b. Garden apartments.  
c. Garden apartment development.

APRIL 1962

ZONING Ordinance Excerpt

**SECTION 2.**  
**MINIMUM LOT SIZE.** No garden apartment shall be constructed on a site of less than two acres in area.

**SECTION 3.**  
**MINIMUM LOT FRONTAGE.** No garden apartment shall be developed on a site with a frontage of less than 100 feet measured at the set-back line.

**SECTION 4.**  
**MAXIMUM LOT COVERAGE.** No garden apartment and its accessory structures shall occupy more than twenty-five percent of the total lot area.

**SECTION 5.**  
**MINIMUM YARD REQUIREMENTS.**  
a. **Front Yard.** No building or structure shall be constructed closer than 50 feet to any street line, including side streets.  
b. **Rear Yard.** No building or structure shall be located closer than 50 feet to any rear lot line except accessory structures which may be located within 5 feet of the rear lot line.  
c. **Side Yards.** No building or structure shall be located closer than 35 feet to any side lot line except accessory structures may be located within 15 feet of any side lot line.

**SECTION 6.**  
**DENSITY REQUIREMENTS.** To insure appropriate densities and prevent the overcrowding of land, no garden apartment shall be constructed except in accordance with the following schedule of densities:  
a. For each dwelling unit containing no bedrooms (Efficiency apartments) or one bedroom, there shall be provided a minimum of 2,500 square feet of lot area.  
b. For each dwelling unit containing two bedrooms, there shall be provided a minimum of 3,500 square feet of lot area.  
c. For each dwelling unit containing three bedrooms, there shall be provided a minimum of 4,500 square feet of lot area.

**SECTION 7.**  
**DISTANCE BETWEEN BUILDINGS.** No structure may be located closer to another structure than fifty (50) feet except that two walls on separate buildings may be as close as twenty-five (25) feet provided the walls do not contain bedroom windows.

**SECTION 8.**  
**MAXIMUM BUILDING HEIGHT.**  
a. No principal structure shall be higher than 2½ stories. Further, no principal structure shall be higher than thirty-five (35) feet.  
b. No accessory structure shall be higher than 1½ stories. Further, no accessory structure shall be higher than fifteen (15) feet.

**SECTION 9.**  
**MAXIMUM LENGTH OF BUILDINGS.** No single structure shall be longer than 250 feet.

**SECTION 10.**  
**OFF-STREET PARKING.** There shall be provided on-site parking in the ratio of 1½ parking spaces per dwelling unit. Garages shall be provided on the premises for fifty percent of the dwelling units.

**ARTICLE VIII**  
**B-1 Business District**

**SECTION 1.**  
**USE.** The B-1 Business District is for the conduct of trade and general business. Structures permitted therein are those permitted in Residence Districts, subject to the restrictions therein set forth, and in addition stores, shops, business offices, hotels, motion picture theatres, playhouses, newspaper and printing offices, public garages, service stations and other structures and uses with the exception of the following which are specifically prohibited:  
a. Any process of manufacture, assembly or treatment.  
b. Junk yards, second-hand material yards and automobile graveyards or disassembly plants; second-hand car lots which are not operated adjoining and contiguous to the main office of new car automobile sales agencies with new car showrooms; automobile trailer camps; motels, auction shops and auction markets.  
c. Repair or machine shops, other than public garages, employing more than five (5) persons.  
d. Laundries and dyeing and cleaning works where processing is done on the premises for outlets other than on said premises, or where more than five (5) gallons of inflammable cleaning fluid is kept on the premises. The health department shall be responsible for the enforcement of the sanitary, health and plumbing provisions of this section and shall have the power to promulgate such rules and regulations as may be necessary to effectuate the same.  
e. Lumber and coal yards and building-material storage yards, and commercial storage warehouses.  
f. The storage of explosives and the storage of crude oil or any of its volatile products or other inflammable liquids in above-ground tanks with unit capacity of more than 550 gallons.  
g. Signs or billboards except as permitted in Article XII and to advertise the business conducted on the premises, services rendered on the premises and/or products offered for sale on the premises.  
h. Carousels, roller coasters, merry-go-rounds, ferris wheels, pony riding tracks, exhibitions of wild animals and similar commercial amusements.  
i. Dog kennels.  
j. Keeping of live poultry or livestock or live animals of any kind for commercial purposes, except in pet shop.

**SECTION 2.**  
**PARKING.** For each use of and for each structure hereafter constructed, or enlarged for any permitted use, there shall be provided off-street parking space for one motor vehicle for every five hundred (500) square feet of floor area devoted to business usage, exclusive of basements, cellars and storage space. Said off-street parking space to be located on the same lot as the structure requiring it, or  
1. if any business lies within 100 feet of a municipal parking area, the parking requirements of said business shall be deemed to have been met by said municipal lot, or  
2. if any business lies within 250 feet of any municipal parking area, fifty percent of the parking requirements of said business shall be deemed to have been satisfied by said municipal lot, or  
3. if any business lies within 500 feet of any municipal parking area, 25 percent of the parking requirements of



EXHIBIT 6

1961 Referendum

SHALL THE ZONING ORDINANCE OF THE BOROUGH  
BE AMENDED TO PERMIT HIGH-RISE APARTMENTS  
WITH SAFEGUARDS AS TO HEIGHT, AREAS, TYPE,  
SET-BACK, DENSITY AND PARKING.

Yes - 2,396

No - 2,213

LIBRARY  
MAY 19 1961  
MAY 19 1961  
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...ENTITLED, ... TO LIMIT AND ... TO SPECIFIED ... OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN; ESTABLISHING A BOARD OF ADJUSTMENT; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF." ADOPTED APRIL 17, 1962. AMENDED MAY 29, 1963.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF METUCHEN THAT:  
Section 1. Article I, Section 2 of the aforesaid ordinance is amended to include the following definitions:

**SECTION 2. FLOOR AREA RATIO.**

**FLOOR AREA RATIO.** The floor area ratio of a building or buildings is the number of square feet of floor area in such building or buildings for each 100 square feet of lot area.  
**HIGH RISE APARTMENT.** A building three or more stories in height on one lot, tract or parcel containing three or more dwelling units and sharing joint utility services or other facilities or both. If building units are connected physically, the attached units shall be considered one high rise apartment.  
**HIGH RISE APARTMENT DEVELOPMENT.** Two or more high rise apartments located on a single lot.

Section 2. Article III of the aforesaid ordinance is amended to include the following:

**ARTICLE III. GENERAL PROVISIONS. SECTION 25.**

No certificate of occupancy shall be issued for a structure hereafter erected until sidewalk, complying with specifications of the Borough of Metuchen, has been constructed along the entire length of each side of the property which abuts a street. This requirement applies to front, side, and rear lines of property. Where sidewalks are constructed along more than one side of the property, they shall be extended to connect at the corner or corners.

Section 3. Two new zones are hereby established to be known as the R-5 zone and as the B-1A zone as set forth in two new Articles known as Article VII A and Article VIII A respectively and the aforesaid ordinance is amended to read as follows:

**ARTICLE VII A**

**R-5 Residence District (High Rise Apartments)**

Section 1. USES. Within an R-5 Residence District, no building, structure or premises shall be used, erected or altered to be used except for the following specified purposes:

- (a) High Rise apartments
- (b) High Rise apartment developments
- (c) Any uses permitted in the R-4 Residence District under the same area, height, yard, bulk and other regulations prescribed therein, notwithstanding the regulations listed below in this article.

Section 2. MINIMUM LOT SIZE. No high rise apartment structure or structures shall be constructed on a lot less than two acres in area.

Section 3. MINIMUM LOT FRONTAGE. No high rise apartment structure or structures shall be constructed on a site with a frontage of less than 200 feet as measured at the required setback line.

Section 4. MAXIMUM LOT COVERAGE. No high rise apartment structure or structures shall occupy a percentage of the lot area in excess of a Floor Area Ratio of 0.66 as permitted in the following table:

HEIGHT	PERCENT OF LOT COVERAGE
Three stories	22
Four stories	16
Five stories	13
Six stories	11

The maximum lot coverage permitted for principal and accessory structures shall not exceed 30 per cent. Fully enclosed underground parking areas shall not be included in lot coverage computations.

Section 6. DENSITY REQUIREMENTS. No high rise apartment structure shall be constructed closer to the front, rear and side yards than as permitted in the following table:

HEIGHT	YARD SETBACK (IN FEET)		
	FRONT	REAR	SIDE (EACH)
Three stories	30	50	25
Four stories	40	60	30
Five stories	50	70	35
Six stories	60	75	40

The aforementioned side yard requirements are increased ten feet on all sides of a building adjacent to an R-1, R-2 or R-3 zone.

Section 6. DENSITY REQUIREMENTS. No high rise apartment structure shall be constructed except in accordance with the following schedule:

Height	Required Lot Area Per Dwelling Unit		
	Efficiency or One Bedroom Apartments	2-Bedroom Apartments	3 or more Bedroom Apartments
Three stories	2,900 (15)	3,630 (12)	4,356 (10)
Four stories	2,180 (20)	2,420 (18)	2,900 (15)
Five stories	1,450 (30)	1,740 (25)	1,980 (22)
Six stories	1,070 (40)	1,250 (35)	1,450 (30)

Note: Figures in parenthesis are net density per acre.

Section 7. DISTANCE BETWEEN BUILDINGS. The minimum distance between any two buildings on the same lot, tract or parcel (referred to as building A and building B) shall vary according to the length and height of such buildings. Such minimum distance shall be either 40 feet or the distance required under the following formula, whichever is the greatest distance:

$$S = LA + LB + 2(HA + HB)$$

S = required minimum horizontal distance between any wall of building A, any given level, and any wall of building B, at any given level, or the vertical prolongation of either.

LA = total length of building A wall

Building A wall shall be that wall which is equal to or of greater length than the closest wall of the opposite building.

LB = total length of building B wall.

HA = Height of building A

The height of building A at any given level is the height above natural grade level of any portion or portions of a wall or walls along the total length of building A.

For the purpose of this section, natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

HB = height of building B.

In addition, no building or structure above ground level shall be closer to a driveway or parking lot than 20 feet to the principal structure.

Section 8. MAXIMUM BUILDING HEIGHT.

(a) No principal structure shall be higher than six (6) stories or 65 feet.

(b) No accessory structure shall be higher than two (2) stories or 25 feet.

Section 9. OFF-STREET PARKING REQUIREMENTS. There shall be provided not less than 1.75 off-street parking spaces for each dwelling unit. Garages shall be provided on the premises for fifty (50%) per cent of the dwelling units. Parking shall be prohibited in the required front and side yard areas bounded by a street.

Section 10. LANDSCAPING. A minimum width of ten (10) feet of buffer planting shall be required along all side and rear interior lot lines on a lot occupied by high rise apartments, and shade trees will be required at appropriate distance on the yards fronting on streets.

Section 11. PROCEDURE. A building permit shall be issued for a

...the regular meeting of the Planning Board, at least one copy of a site plan at a scale of not more than 1/4 inch to the inch of the proposed development including the following information:

1. North point, scale and date plan was drawn or last revised.
2. Name of the owner of the property.
3. Name of the licensed engineer, licensed surveyor and registered architect responsible for the layout.
4. Tract boundaries with bearings and distances.
5. The location of the property with respect to surrounding property and streets. There shall also be included an area map showing all streets and property lines within 500 feet of the applicant's property.
6. Contours at vertical intervals of two (2) feet or, in the case of relatively level tracts, at such lesser intervals as may be necessary for satisfactory study and planning of the tract.
7. Datum to which contour elevations refer. Data shall refer to known, established elevations.
8. All existing watercourses, tree masses and other significant natural features (approximate location).
9. All existing buildings, water mains, culverts, fire hydrants and other significant man-made features.
10. All existing streets or highways on or adjacent to the tract, including name, right-of-way width, pavement width, and curb to curb width.
11. All existing property lines, easements and rights-of-way and the purpose for which the easements or rights-of-way have been established.
12. Location and width and grade of all proposed streets, location and width of alleys, rights-of-way and easements; proposed buildings, parking areas and recreation areas and their dimensions and heights in the case of buildings.
13. Proposed connections with the existing sanitary sewer system or alternate means of providing for such utilities.
14. Provision for collecting and discharging surface drainage and preliminary sketch of structures or storm water sewers which may be required.
15. The names of owners of all adjacent properties and properties directly across the street.
16. Certification in writing by a licensed engineer of the State of New Jersey that the on-site drainage will not adversely affect adjacent properties or the existing storm water drainage system.
17. Typical first and second floor plans of the proposed building.
18. All other written approvals of other borough, county and state agencies as required by appropriate laws
- (b) The Borough Clerk shall forthwith refer the site plan and accompanying information to the secretary of the Planning Board.
- (c) The Planning Board shall carefully study the proposed site plan and shall consider that the satisfactory and harmonious relations between the development on the site and the existing and prospective development of contiguous lands and adjacent neighborhoods is assured. The Planning Board shall also consider the effect of the site plan on the traffic, public safety, public health and general welfare of the Borough of Metuchen.
- (d) The site plan shall be filed with the Borough Clerk at least ten days before the date of the regular meeting of the Planning Board. The Planning Board shall report its findings to the Borough Council within 60 days after the date of the meeting at which the site plan is received. Such time may be extended by mutual consent. Such report shall state all recommended conditions and modifications and the reasons for recommending approval, approval with conditions or disapproval.
- (e) The Borough Council shall, within sixty days, of its receipt of the Planning Board's report, approve with modification or reject the proposed site plan.
- (f) The builder may secure a building permit only after approval of the site plan by the Borough Council. If application for said building permit is not made within eighteen months of the date of approval by the Borough Council, then the approval shall be considered rescinded.

**ARTICLE VIII A**

**B-1A High Rise or Business**

Section 1. USE. The B-1A Business district is for either the business use provided for in the B-1 BUSINESS DISTRICT or the high-rise APARTMENT DISTRICT use provided for in the R-5 District. Depending upon the use selected either the regulations and prohibitions applying to the B-1 District or the regulations and prohibitions applying to the R-5 District will apply. It is the express intent of this ordinance that where a high-rise apartment house is constructed in a B-1A zone, no business establishment will be permitted in said building or on any part of the tract, requires for compliance with the R-5 provisions. Evidence of the selection of use and, therefore, the controls will be presented with the initial application for consideration of a proposed new use.

Section 4. The zoning Map of the Borough of Metuchen, dated April 2, 1962 and which is on file in the office of the Borough Clerk of the Borough of Metuchen and which is a part of the ordinance of which this ordinance is amendatory is hereby amended as follows:

- (a) The area bounded on the north by Amboy Avenue, on the east by Green Street on the south by the Lehigh Valley Railroad and on the west by a line 150 feet east of and parallel to the easterly line of Main Street, being part of Block 197 on the Metuchen Tax Map and now zoned R-4 is hereby rezoned and designated as Zone R-5.
- (b) The area bounded on the west by the easterly line of Main Street, on the north by Amboy Avenue, on the east by a line 150 feet east of and parallel to the easterly line of Main Street and on the south by the Lehigh Valley Railroad, being part of Block 197 on the Metuchen Tax Map and now zoned B-1 is hereby rezoned and designated as Zone B-1A.
- (c) The area known as Block 145 on the Metuchen Tax Map and generally bounded by Main Street, Amboy Avenue, Halsey Street, Cornell Street, Calvin Place and the Pennsylvania Railroad, now zoned B-1 is hereby rezoned and designated as Zone B-1A.
- (d) The area bounded on the south by the northerly side of Middlesex Avenue between the westerly line of Main Street and the easterly line of Center Street and to a line 200 feet northerly and parallel to the northerly side of Middlesex Avenue and all of Lots 1-A, 1-B and 1-C in Block 91 on the Metuchen Tax Map, now zoned B-1 is hereby rezoned and designated as Zone B-1A.
- (e) The remaining area of Blocks 99 and 91, bounded by Center Street, Durham Avenue and the interior line of the new zone B-1A, now zoned R-2 is hereby rezoned and designated as Zone R-5.

Section 5. This ordinance shall take effect immediately after its publication as required by law.

**PUBLIC NOTICE**

PUBLIC NOTICE IS HEREBY GIVEN that the above ordinance was duly adopted on the first reading by the Mayor and Council of the Borough of Metuchen, in the County of Middlesex, N. J., on the 4th day of November 1963, and that said ordinance will be considered for final adoption at a meeting of the said Mayor and Council to be held at the Borough Hall on the 18th day of November 1963, at 8:00 P.M., at which time and place a public hearing will be held prior to final passage of said ordinance and all persons interested therein will be given an opportunity to be heard concerning same.

RUPIN D. HENNINGES.



ORDINANCE

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED, "AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICTS OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN; ESTABLISHING A BOARD OF ADJUSTMENT; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AND AMENDED FROM TIME TO TIME."

BE IT ORDAINED, by the Mayor and Council of the Borough of Metuchen New Jersey, that an ordinance entitled, AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICT OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN; ESTABLISHING A BOARD OF ADJUSTMENT AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AND AMENDED FROM TIME TO TIME", be and the same is hereby amended and supplemented as follows:

1. Article II entitled "Classes of Districts", is hereby amended as follows:

Sec. 1. Generally; zoning map.

For the purpose of lessening congestion in the streets; securing safety from fire, panic and other dangers; promoting health morals and the general welfare; providing adequate light and air; preventing the overcrowding of land or buildings; avoiding undue concentration of population; with reasonable consideration to the character of the district and its peculiar suitability for particular uses and with the objective of conserving the value of the property and the encouragement of the most appropriate use of land throughout the borough, the Borough of Metuchen shall be divided into nine classes of districts, which shall be differentiated according to uses and which shall be known and designated as follows:

- (a) R-1 Residence district
- (b) R-2 Residence district
- (c) R-3 Residence district
- (d) R-4 Residence district
- (e) R-5 Residence district
- (f) B-1 Business district
- (g) B-1A High rise or business district
- (h) B-2 Business district
- (i) M Manufacturing district

Such districts shall have the boundaries and areas as shown on the zoning map of record which said map is entitled "Zoning Map of

the Borough of Metuchen, Middlesex Co., New Jersey," dated April 2, 1962, as revised with the latest revision dated December 1972, and which is on file in the office of the Borough Clerk of the Borough of Metuchen and which is made a part of this ordinance. In case of uncertainty or disagreement as to the true location of any district or boundary line the determination shall lie with the zoning board.

2. Article VII-A-R-5 district entitled "High Rise Apartments" is hereby amended to read as follows:

Section 1

Within an R-5 residence district, no building, structure or premises shall be used, erected or altered to be used except for the following specified purposes:

- (a) High rise apartments
- (b) High rise apartment developments
- (c) Moderate income senior citizens housing projects developed pursuant to N.J.S.A. 55:15 et seq. and N.J.S.A. 55:16 et seq.
- (d) Any uses permitted in the R-4 residence district under the same area, height, yard, bulk and other regulations prescribed herein, notwithstanding the regulations listed below in this article.

Section 2

No structure or structures permitted under Section 1(a) (b) (c) of this Article, shall be constructed on a lot less than two acres in area.

Section 3

No structure or structures permitted under Section 1(a) (b) (c) of this Article, shall be constructed on a site with a frontage of less than 200 feet as measured at the required set-back line.

Section 4

No structure or structures permitted under Section 1(a) (b) of this Article, shall occupy a percentage of the lot area in excess of a floor area ratio of 0.66 as permitted in the following table:



Height - Per cent of lot coverage

Three stories	22
Four stories	16
Five stories	13
Six stories	11

The maximum lot coverage permitted for principal and accessory structures shall not exceed 30 per cent. Fully enclosed underground parking areas shall not be included in lot coverage computations.

Moderate income senior citizens housing projects developed pursuant to N.J.S.A. 55:14 et seq. and N.J.S.A. 55:16 et seq. may have a maximum height of (eight) stories and 20% of lot coverage.

Section 5.

No high rise apartment structure or moderate income senior

Section 6

No high rise apartment structure shall be constructed except in accordance with the following schedule:

<u>Height</u>	<u>Required lot area per dwelling unit</u>		
	<u>Efficiency or one bedroom apartments</u>	<u>2 bedroom apartments</u>	<u>3 or more bed apartments</u>
Three stories	2,900 (15)	3,630 (12)	4,356 (10)
Four stories	2,180 (20)	2,420 (18)	2,900 (15)
Five stories	1,450 (30)	1,740 (25)	1,980 (22)
Six stories	1,070 (40)	1,250 (35)	1,450 (30)

The above figures in parentheses are net density per acre. The above density requirements shall not be applicable to moderate income senior citizens housing projects.

Section 7

The minimum distance between any two buildings on the same lot, tract or parcel (referred to as building A and building B) shall vary according to the length and height of such buildings. Such minimum distance shall be either 40 feet or the distance required under the following formula, whichever is the greatest distance:

$$S = \frac{LA + LB + 2(HA + HB)}{5}$$

S=required minimum horizontal distance between any wall of building A, any given level, and any wall of building B, at any given level, or the vertical prolongation of either.

LA=total length of building A. wall.

Building A wall shall be that wall which is equal to or of greater length than the closest wall of the opposite building.

LB=total length of Building B wall

HA=height of building A.

The height of building A at any given level is the height above natural grade level of any portion or portions of a wall or walls along the total length of building A.

For the purpose of this section, natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

HB=height of building B

In respect to senior citizen housing projects, the formula shall be:  $S = \frac{LA + LB + 2(HA + HB)}{8}$

8

In addition, no building or structure above ground level shall be closer to a driveway or parking lot than 20 feet to the principal structure. This is not applicable to moderate senior citizen housing projects.

#### Section 8

(a) No principal structure shall be higher than six (6) stories or 65 feet, except for senior citizen housing projects where no principal structure shall be higher than eight (8) stories or 75 feet.

(b) No accessory structure shall be higher than two (2) stories or 25 feet.

#### Section 9.

There shall be provided not less than 1.75 off-street parking spaces for each dwelling unit. Garages shall be provided on the premises for fifty (50%) per cent of the dwelling units. Parking shall be prohibited in the required front and side yard areas bounded by a street. None of the above requirements shall be applicable to moderate senior citizen housing projects, except that in respect to off-street parking, there shall be required .40 off-street parking spaces for each dwelling unit, or up to a maximum of .50 off-street parking spaces for each dwelling unit, if required upon site plan approval.

#### Section 10

A minimum width of ten (10) feet of buffer planting shall be required along all side and rear interior lot lines on a

lot occupied by high rise apartments, and shade trees will be required at appropriate distance on the yards fronting on streets.

The above shall be applicable to the moderate income senior citizen housing project except the minimum width of feet shall be determined by the Planning Board and Borough Council in accordance with the Site Plan requirements.

3. This ordinance shall take effect immediately after publication in accordance with the law.

Donald J. Wernik  
Mayor

ATTEST:

Eleanor M. Brennan

Introduced: December 4, 1972

Adopted: December 18, 1972

Approved: December 18, 1972



EXHIBIT 10

1973 Referendum

SHOULD THE METUCHEN ZONING ORDINANCE BE  
AMENDED SO THAT THE PRESENT HEIGHT  
LIMITATIONS IN FOUR RESIDENTIAL ZONES  
ARE REDUCED TO THREE STORIES.

Yes - 3,325

No - 891

Section 18. INITIAL RENTALS.

The owner of housing space or dwelling units being rented for the first time shall not be restricted to the initial rent he charges. Any subsequent rental increase for the dwelling unit regardless of the turnover in tenants, shall be subject to the provisions of this ordinance.

Section 19. VIOLATIONS AND PENALTIES.

Willful violations of any of the provisions hereof, including but not limited to material misstatements contained in any of the notices required herein, shall be punishable in the Municipal Court by fines of not more than Two Hundred (\$200.00) Dollars for a first offense and not more than Five Hundred (\$500.00) Dollars for a second offense, and imprisonment for not more than thirty (30) days, or both.

Violations affecting more than one household, shall be considered separate violations.

Section 20. LIBERALITY OF CONSTRUCTION.

This ordinance being necessary for the welfare of the Borough and its inhabitants, it shall be liberally construed to effectuate the general intended purposes.

Section 21. SEVERABILITY OF PROVISIONS.

If any of the provisions of this ordinance, or the application of such provision shall have been declared by the Courts of the State of New Jersey, to be invalid, such invalidity shall not affect other provisions or applications and to that end this ordinance is declared and designed to be severable.

Section 2. EFFECTIVE DATE.

This ordinance shall take effect immediately upon final passage and publication according to law.

Introduced: December 3, 1973  
Adopted: December 17, 1973

(signed) Donald J. Wernik  
MAYOR

*Exhibit // 73-25 (P43)*

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED, "AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICTS OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN; ESTABLISHING A BOARD OF ADJUSTMENT AND TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AND AMENDED FROM TIME TO TIME."

BE IT ORDAINED, by the Mayor and Council of the Borough

of Metuchen, New Jersey, that an ordinance entitled, AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICT OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN; ESTABLISHING A BOARD OF ADJUSTMENT; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AND AMENDED FROM TIME TO TIME", be and the same is hereby amended and supplemented as follows:

1. Section 2 of Article I entitled, "Definitions" is changed as follows:

Garden Apartment. A building not more than 3-stories in height on one lot containing three or more separate dwelling units and sharing joint utility services or facilities or both. If building units are connected physically the attached units shall be considered one garden apartment.

High Rise apartment - Deleted.

High rise apartment development - Deleted.

2. Article II entitled "Classes of Districts", is hereby amended as follows:

Sec. 1. Generally; zoning map.

For the purpose of lessening congestion in the streets; securing safety from fire, panic and other dangers; promoting health morals and the general welfare; providing adequate light and air; preventing the overcrowding of land or buildings; avoiding undue concentration of population; with reasonable consideration to the character of the district and its peculiar suitability for particular uses and with the objective of conserving the value of the property and encouragement of the most appropriate use of land throughout the borough, the Borough of Metuchen shall be divided into nine classes of districts, which shall be differentiated according to uses and which shall be known and designated as follows:

- (a) R-1 Residence district
- (b) R-2 Residence district
- (c) R-3 Residence district
- (d) R-4 Residence district
- (e) R-5 Residence district
- (f) B-1 Business district
- (g) B-1A Garden Apartments or Business District
- (h) B-2 Business district
- (i) M Manufacturing district

Such districts shall have the boundaries and areas as shown on the zoning map of record which said map is entitled "Zoning Map of the Borough of Metuchen, Middlesex Co., New Jersey," dated April 2, 1962, as revised with the latest revision dated December 1973, and which is on file in the office of the Borough Clerk of the Borough of Metuchen and which is made a part of this ordinance. In case of uncertainty or disagreement as to the true location of any district or boundary line the determination shall lie with the zoning board.

40  
3. Article VII entitled, "R-4 Residence District" is amended to read as follows:

Sec. 1. Uses

Within an R-4 residence district, no building, structure or premises shall be used, erected or altered except for the following specified purposes:

(a) Any use permitted in an R-2 residence district under the same conditions prescribed therein, provided however, that if the predominant residential use of property from all property lines is R-1 residential, then any permitted in an R-1 residential district.

(b) Garden apartments.

(d) Garden apartment development.

Sec. 2. Minimum lot size.

No garden apartment shall be constructed on a site of less than two acres in area.

Sec. 3. Minimum lot frontage.

No garden apartment shall be developed on a site with a frontage of less than 150 feet measured at the set-back line.

Sec. 4. Maximum lot coverage.

No garden apartment and its accessory structures shall occupy more than twenty-five percent of the total lot area.

Sec. 5. Minimum yard requirements.

(a) Front yard. No building or structure shall be constructed closer than 50 feet to any street line, including side streets.

(b) Rear yard. No building or structure shall be located closer than 50 feet to any rear lot line except accessory structures which may be located within 5 feet of the rear lot line.

(c) Side yards. No building or structure shall be located closer than 35 feet to any side lot line except accessory structures may be located within 15 feet of any side lot line.

Sec. 6. Density requirements.

To insure appropriate densities and prevent the overcrowding of land, no garden apartment shall be constructed except in accordance with the following schedule of densities:

(a) For each dwelling unit containing no bedroom (efficiency apartments) or one bedroom, there shall be provided a minimum of 2,500 square feet of lot area.

(b) For each dwelling unit containing two bedrooms, there

shall be provided a minimum of 3,500 square feet of lot area.

(c) For each dwelling unit containing three bedrooms, there shall be provided a minimum of 4,500 square feet of lot area.

Section 7. Distance between buildings.

No structure may be located closer to another structure than fifty (50) feet except that two walls on separate building may be as close as twenty five (25) feet provided the walls do not contain bedroom windows.

Section 8. Maximum building height.

(a) No principal structure shall be higher than 2 stories. Further, no principal structure shall be higher than thirty (30) feet.

(b) No accessory structure shall be higher than 1 story. Further, no accessory structure shall be higher than ten (10) feet.

(c) Nothing contained herein shall require that a cellar used for storage and other non-living space, shall count as a story in determining the height of any structure herein.

Section 9. Maximum length of buildings.

No single structure shall be longer than 250 feet.

Section 10. Landscaping.

A minimum width of 5 feet of buffer planting shall be required along all side and rear interior lot lines on a lot occupied by garden apartments. All planting around parking areas shall be of sufficient height and density to prevent automobile headlights from shining into adjacent properties. Shade trees of an approved type and spacing will be required in the yards fronting on streets.

Section 11. Off-street parking.

There shall be provided on-site parking in the ratio of 2 parking spaces per dwelling unit. Parking shall be prohibited in the required front yard.

Provision shall be made for lighting parking lots by use of low level in height approved lighting of a design which will eliminate glare into windows of the apartment buildings on the buildings on the lot and all adjacent residential buildings.

4. Article VII-A. R-5 Residence District, is changed to read as follows:

Section 1. Uses.

Within an R-5 residence district, no building, structure, or premises shall be used, erected or altered to be used except for the following specified purposes.

(a) Garden apartments of up to three stories.



(b) Garden apartment developments of up to three stories.

(c) Any uses permitted in the R-4 residence district under the same area, height, yard, bulk and other regulations prescribed therein, notwithstanding the regulations listed below in this article.

(d) Moderate income Senior Citizen Housing Projects developed pursuant to N.J.S.A. 55:14 et seq. and N.J.S.A. 55:16 et seq. The regulations, limitations, and restrictions contained therein respecting garden apartments and garden apartment developments shall also apply to moderate income Senior Citizen Housing Projects set forth in this sub-section, unless specifically excluded or specifically made subject to a different regulation, restriction and limitation.

Section 2. Minimum lot size.

No garden apartment structure or structures shall be constructed on a lot less than one acre in area.

Section 3. Minimum lot frontage.

No garden apartment structure or structures shall be constructed on a site with a frontage of less than 100 feet as measured at the required set-back line.

Section 4. Maximum lot coverage.

No garden apartments and accessory structures shall occupy more than 25 percent of the total lot area.

Section 5. Minimum yard requirements.

(a) Front yard. No building or structure shall be constructed closer than 30 feet to any street line, including side streets.

(b) Rear yard. No building or structure shall be located closer than 50 feet to any rear lot line except accessory structures, which may be located within 5 feet of the rear lot line.

(c) Side yards. No building or structure shall be located closer than 25 feet to any side line except accessory structure may be located within 10 feet of any side lot line.

Section 6. Density requirements.

\* No garden apartment shall be constructed except in accordance with the following schedule of densities. This limitation shall not apply to moderate income Senior Citizen housing projects.

(a) For each dwelling unit containing no bedrooms (efficiency apartments) or one bedroom, there should be provided a minimum of 2,500 square feet of lot area for 2-story structures; or 2,000 square feet of lot area for 3-story structures.

(b) For each dwelling unit containing two bedrooms, there should be provided a minimum of 3,500 square feet of lot area, except that the minimum shall be 3,000 square feet of lot area for 3-story structures.

NOTICE OF ORDINANCE

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED, "AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICTS OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN; ESTABLISHING A BOARD OF ADJUSTMENT; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AND AMENDED FROM TIME TO TIME."

BE IT ORDAINED, by the Mayor and Council of the Borough of Metuchen, New Jersey, that an ordinance entitled, "AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICT OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN; ESTABLISHING A BOARD OF ADJUSTMENT; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AND AMENDED FROM TIME TO TIME," be and the same is hereby amended and supplemented as follows:

Section 2 of Article I entitled "Definitions" is changed as follows: Townhouse - A townhouse is a building designed for or occupied by no more than one family or household and attached to other similar buildings or structures by party walls extending from the foundation to the roof and providing two direct means of access from the outside. For the purpose of this Ordinance, a townhouse may include a building in fee simple, a condominium or cooperative ownership or any combination thereof.

Townhouse row - A townhouse row is a group of two or more attached townhouses.

Individual Townhouse Lot - The lot upon which an individual townhouse dwelling unit is constructed.

2. There shall be added to Article II entitled "Classes of Districts," an additional residence district to be known and designated as R-2A residence district with boundaries and areas shown on the zoning map of record, which map is entitled, "Zoning Map of the Borough of Metuchen, Middlesex Co., New Jersey," dated April 1962, as revised, which R-2A district is more fully described as follows:

DESCRIPTION OF PROPERTY TO BE R-2 A ZONE.

Beginning at a point in the southerly line of Woodbridge Avenue distant eastwardly 381.43' from the intersection of the southerly line of Woodbridge Avenue with the easterly line of McCoy Avenue which said point is in the dividing line between Lots 25.02 & 29 in Block 195 as shown on the Metuchen Tax Map; thence (1) eastwardly along the southerly line of Woodbridge Avenue 620.71 feet to a point, said point being in the dividing line between Lots 29 and 26.01 in Block 195 as shown on the Metuchen Tax Map; thence (2) southwardly along a course S 20°-43'W, 214.53 feet to a point; thence (3) southwardly along a course S 17°-17'E, 25.74 feet to a point; thence (4) eastwardly along a course S 59°-55'E, 14.85 feet to a point; thence (5) southwardly along a course S 20°-43'W, 47.50 feet to a point; thence (6) eastwardly along a course S 61°-49'E, 30.70 feet to a point; thence (7) eastwardly along the southerly line of Lot 26.01 on a course S 85°-02'E, 9.5' + to a point in the boundary line between The Borough of Metuchen and Township of Edison as shown on the Metuchen Tax Map; thence (8) southwardly along the boundary line between the Borough of Metuchen and Township of Edison 271 feet + to a point in the dividing line between Lots 29 & 30 as shown on the Metuchen Tax Map; thence (9) westwardly along a course N 69°-19'-04"W, 310 feet + to a point of curve; thence (10) westwardly along a curve to the left of radius 157.31 feet, an arc distance of 56.19 feet to a point; thence (11) northwardly along a course N 20°-40'-35"E, 125.64 feet to a point; thence (12) westwardly along a course N 74°-30'W, 143.83 feet to a point; thence (13) northwardly along a course N 7°-12'E, 112.42 feet to a point; thence (14) northwardly along a course N 9°-05'E, 148.10 feet to a point in the southerly line of Woodbridge Avenue, the point or place of beginning.

The above description being that of Lot 29 and Lot 29.01 in Block 195 as shown on the Tax Assessment Map of the Borough of Metuchen.

3. Article VI-A entitled, "R-2A Residence District (townhouses)" is hereby added to the ordinance to read as follows:

Section 1. Uses. Within an R-2A residence district, no building, structure or premises shall be used, erected or altered to be used except for the following specified purposes:

(a) Townhouses (b) Any uses permitted in the R-2 residence district under the same area, height, yard, bulk and other regulations prescribed therein, notwithstanding the regulations listed below in this article.

Section 2. Minimum lot size. No townhouse development or structures shall be constructed on a lot less than one acre in area.

Section 3. Minimum lot frontage. No townhouse development shall be constructed on a site with a frontage of less than 150 feet as measured at the required setback line along the street frontage.

Section 4. Minimum Open Space. Not less than 25 per cent of the total lot area shall be dedicated for open space, either for recreation or other suitable use, public or private, as approved in Site Plan review by the Planning Board and Borough Council. For the purpose of this section, open spaces shall not include individual townhouse lot or portions thereof, roads, driveways, garages and parking areas.

Section 5. Yard Requirements for Lot.

a. Front yard. No building or structure shall be constructed closer than 25 feet to any street line, including side streets. However, in the event the existing prevailing setback of the majority of the structures within 300 feet of said lot is greater than the required setback, then the required setback shall be no less than the existing prevailing setback.

b. Side and rear yards. No building or structure shall be located closer than 30 feet to any side or rear lot line, except accessory structures, which may be located within 10 feet of the rear lot line.

Section 6. Density Requirements. Each townhouse shall be constructed on an individual lot and there shall be a density of no more than eight (8) townhouses per acre.

Section 7. Individual Townhouse Lot Requirements.

(a) Minimum Width. No individual townhouse lot shall have a width of less than 20 feet, said width to be measured at the minimum front yard setback line for each individual lot.

(b) Minimum Area. No individual townhouse lot shall have an area of less than 2,000 square feet.

(c) Front and Rear Yards. No individual townhouse lot shall have a front or rear yard of less than 25 feet; except that where the front or rear property line of an individual lot abuts open space as defined in Section 4, and which open space shall have a minimum dimension of 50 feet measured at right angles along the full length of the abutting property line, then the required minimum yard requirement set forth herein may be reduced by not more than five (5) feet for the abutting yard.

In addition, no more than two adjacent townhouses may be constructed without providing a staggered front building wall setback of not less than four (4) feet.

Section 8. Distance Between Townhouse Rows.

No townhouse row shall be closer than thirty (30) feet to any other townhouse row.

Section 9. Maximum Building Height.

(a) No principal structure shall be higher than 2 1/2 stories or 35 feet.

(b) No garage or other accessory structure shall be higher than 1 story or 15 feet.

Section 10. Length of Townhouse Row.

No townhouse row shall consist of more than six (6) dwelling units.

Section 11. Maximum Individual Townhouse Lot Coverage.

The maximum lot coverage for principal and accessory structures shall be no more than 60 of the area of each individual townhouse lot.

Section 12. Off-Street Parking Requirements.

(a) There shall be not less than two (2) off-street parking spaces, not including driveways, per dwelling unit.

(b) All open off-street parking areas and driveways, except driveways on individual and all interior streets or roads shall have continuous curbing not less than five (5) inches high.

(c) Public parking areas shall setback not less than 50 feet from any peripheral public street, not setback less than 10 feet from any other tract boundary line.

(d) Parking shall be prohibited in any required front or rear yard except in garages.

(e) Provision shall be made for lighting parking lots by use of low level in height approved lighting of a design which will eliminate glare into windows of the townhouses and all adjacent residential buildings.

Section 13. Ingress and Egress and Exposure.

(a) Each townhouse shall have not less than two (2) means of ingress and egress.

(b) Each townhouse shall have not less than two (2) walls with window exposures.

Section 14. Townhouse Construction.

(a) All common party walls, bearing or non-bearing, located between townhouses, or between any townhouse and a garage shall be non-combustible and have a fire rating of not less than two (2) hours.

(b) In addition to the specifications herein, the construction of all townhouses shall conform to the building code of the Borough and shall generally meet specifications no less than those set forth in "Regulations for the Construction and Maintenance of Hotels and Multiple Dwellings" promulgated by the Department of Community Affairs of the State of New Jersey and dated July 19, 1968, as amended or supplemented. In those cases where this article, the building code and state regulations may contradict, the more stringent specifications shall be required.

Section 15. Garages.

(a) Design. All garages provided shall conform architecturally to, and be of similar materials as the principal buildings in the development.

(b) Location. Garages may be built into townhouses, or may be constructed on individual lots or on common areas, all subject to the approval of the Planning Board.

(c) Private Garages. Garages constructed on individual lots under this Article shall be subject to paragraphs (a) and (b) above.

(1) No garage shall exceed a height of one story or 15 feet.

(2) A garage need not setback from one side line of an individual lot and may be attached to a garage on an adjacent individual lot.

(3) No garage which is not attached to or part of a townhouse on the same individual lot shall be closer than 15 feet to said townhouse.

(4) Garages on adjacent individual lots, which are attached to each other shall be separated by a non-combustible fire wall with not less than a two hour fire rating.

(d) Common Garages. In addition to paragraphs (a) and (b) above

common garages shall be subject to the following requirements.

(1) Common garages shall meet the setback requirements for parking areas (c), except that the rear walls of such garages may be situated as close as 25 feet to a peripheral public street, subject to any greater existing setbacks and approval by the Planning Board.

(2) Common garages shall be constructed with a non-combustible fire wall with no less than a two (2) hour fire rating between every second vehicle stall.

Sec. 16: Design Standards.

(a) Circulation. Service features, garages, parking areas and entrances to dwelling units shall, where possible, be located on a side of the individual lot having access to an interior street or road. Walkways should be designed to connect dwelling units with each other and connect each dwelling unit with common open space.

(b) Landscaping. All townhouse developments shall be provided with professionally designed and executed landscaping as approved by the Planning Board. All open areas not utilized for parking areas, driveways, streets or roads, recreational facilities, patios or terraces shall be provided with lawns or other suitable growing ground cover, trees, and shrubs. Continuous evergreen screening shall be provided along the tract boundary line, such screening to be no less than four (4) feet high when planted. In addition, the Planning Board may, if conditions warrant, require supplemental screening by a solid fence up to six (6) feet in height. Shade trees shall be provided along walks, driveways, parking areas, streets and road. Screening or buffers consisting of fencing and/or landscaping may be required around recreation, parking, utility and refuse disposal areas, and around other similar areas at the discretion of the Planning Board. All landscaping shall be maintained in good condition and shall be replaced where necessary. Yards, patios and gardens on individual lots shall be shielded with walls which shall relate architecturally to the principal buildings in the development, as approved by the Planning Board to the extent necessary to achieve a reasonable degree of privacy for each individual lot.

(c) Utilities and Facilities.

(1) Refuse storage areas shall be located on each individual lot and shall be so designed as to minimize any detrimental effect on the character of the development.

(2) All utility services shall be located underground.

(3) Common accessory buildings and facilities shall be designed to harmonize with the overall character of the development and shall meet the setback requirements set forth herein for groups of dwelling units.

(4) Adequate provision for the storage of such items as yard and garden equipment, fire-place wood, etc., shall be provided on each individual lot.

(5) Parking areas, driveways, interior streets, roads or pedestrian ways shall be illuminated to provide for the safety of all residents.

Sec. 17. Ownership of Common Areas.

Common areas of any tract utilized for a townhouse development which are not accepted by the borough, shall be deeded to a corporation, association, individual or individuals, or other legal entity consisting of a majority of the property owners within the development for their use, control, management and maintenance. Any agreement providing for such ownership shall be reviewed and approved by the Borough Attorney to insure that adequate safe-

# EXHIBIT 13

## PUBLIC NOTICE ORDINANCE

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED, "AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICTS OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN, ESTABLISHING A BOARD OF ADJUSTMENT, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AMENDED FROM TIME TO TIME."

BE IT ORDAINED, by the Mayor and Council of the Borough of Metuchen, New Jersey, that an ordinance entitled: AN ORDINANCE TO LIMIT AND RESTRICT TO SPECIFIED DISTRICT OR ZONES AND TO REGULATE THEREIN BUILDINGS AND STRUCTURES, ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THEIR USE IN THE BOROUGH OF METUCHEN, ESTABLISHING A BOARD OF ADJUSTMENT, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF, ADOPTED APRIL 17, 1962, AND AMENDED FROM TIME TO TIME, be and the same is hereby amended and supplemented as follows:

(1) Section 5 of Article VII-A, R-5 Residence District (Garden Apartments) is amended to read as follows:

X Sec. 5. Minimum yard requirements.

(a) Front yard. No building or structure shall be constructed closer than 30 feet to any street line, including side streets except in the case of moderate income senior citizens' housing projects wherein a 25 ft. or more front yard set-back is permissible.

(b) Rear Yard. No building or structure shall be located closer than 50 feet to any rear lot line except accessory structures, which may be located within 5 feet of the rear lot line, except moderate income senior citizens' housing projects in respect to which no building or structure shall be located closer than 25 feet to any rear lot line except accessory structures which may be located within 5 feet of the rear lot line.

(c) Side Yards. No building or structure shall be located closer than 25 feet to any side lot line except accessory structures may be located within 10 feet of any side lot line.

X (2) Section 8 of Article VII-A is hereby amended to read as follows:

Sec. 8. Maximum building height.

(a) No principal structure shall be higher than 3 stories. Further, no principal structure shall be higher than 35 feet. This shall not apply to moderate income senior citizens' housing projects in respect to which, no principal structure shall be higher than 4 stories, and no principal structure shall be higher than 48 feet.

(b) No accessory structure shall be higher than 1 story. Further, no accessory structure shall be higher than 12 feet. Garages shall be permitted under a principal structure, provided that the overall height limitation is not exceeded.

(3) Article XII-A, entitled "Site Plan Review", Section 5, entitled

"Procedure by Planning Board and Borough Council", is hereby amended as follows: (Changes are underlined.)

Sec. 5. Procedure by Planning Board and Borough Council.

(a) The Planning Board shall record its findings and so report to the Borough Council within forty five days after the date of the meeting at which the site plan is received, or within such further extended time as may be consented to by the applicant. Such report shall be limited to one of the four following types of actions:

1. Approval

2. Approval with conditions and reasons therefor.

3. Approval subject to favorable action by the Zoning Board of Adjustment where a variance is necessary.

4. Disapproval and reasons therefor.

If such report is not made by the Planning Board within the forty five day period above referred to, it shall be deemed recommended for approval.

(b) The Borough Council shall, within forty five days after its receipt of the report of the Planning Board, approve with or without modification or reject the proposed site plan. If the determination of the Borough Council is not made within the forty five day period referred to herein, or within such further extended time as may be consented to by the applicant, it shall be deemed that the site plan is disapproved. If site plan is disapproved, Borough Council shall give its reasons therefor. WHERE A VARIANCE OR SPECIAL EXCEPTION IS NECESSARY, IT IS THE INTENT OF THIS ORDINANCE THAT THE APPLICANT FIRST SUBMIT ITS APPLICATION FOR SAID VARIANCE OR SPECIAL EXCEPTION TO THE BOARD OF ADJUSTMENT, AND THAT NO ACTION BE TAKEN ON ANY SITE PLAN APPROVAL BY THE PLANNING BOARD UNLESS AND UNTIL PROOF IS SUBMITTED THAT FINAL AND FAVORABLE ACTION ON THE VARIANCE OR SPECIAL EXCEPTION HAS BEEN TAKEN BY THE BOARD OF ADJUSTMENT AND OR THE MAYOR AND COUNCIL IN THE CASE OF A USE VARIANCE OR SPECIAL EXCEPTION.

(c) General

1. BOTH THE PLANNING BOARD AND THE BOROUGH COUNCIL SHALL CONDUCT HEARINGS BEFORE APPROVAL OR DISAPPROVAL OF ANY SITE PLAN APPLICATIONS AT PUBLIC MEETINGS AT WHICH THE APPLICANT AND ANY OBJECTORS HAVE A RIGHT TO APPEAR AND BE HEARD. IN RESPECT TO ACTION BEFORE THE PLANNING BOARD, THE APPLICANT SHALL PROVIDE THE SAME NOTICE AS IS REQUIRED TO BE GIVEN TO PROPERTY OWNERS WITHIN THE 200 FEET FOR BOARD OF ADJUSTMENT HEARINGS, PURSUANT TO SECTION 11 OF ARTICLE XV OF THIS ORDINANCE. IN RESPECT TO HEARINGS BEFORE THE BOROUGH COUNCIL, THE APPLICANT MUST GIVE THE SAME NOTICE, WITH THE EXCEPTION THAT THE PERSONAL NOTICE REQUIRED SHALL ONLY BE GIVEN TO PERSONS WHO OBJECTED TO THE APPLICATION BEFORE THE

PLANNING BOARD EITHER IN PERSON OR BY WRITTEN COMMUNICATION FILED WITH THE PLANNING BOARD.

2. No changes shall be made in any site plan approved by the Borough Council without its formal approval. The Borough Council may approve any change or modification of the site plan previously approved by it, or may refer to the Planning Board for its recommendation such proposed change or modification, in which case the Planning Board shall act as hereinabove set forth.

3. Prior to its determination, the Planning Board or the Borough Council may require the formal approvals of the Borough, County, and State agencies as required by applicable laws.

4. The Borough Council may require the applicant to enter into an agreement with the Borough to insure the performance of the conditions of the site plan approval and any off-site improvements required; to furnish and file with the Borough a performance bond of a surety company licensed to do business in the State of New Jersey, and approved by the Borough Council; such bond to be in amount of the estimated cost of the improvements or facilities covered by said bond. This performance bond shall remain in effect until such time as the covered improvements are completed and accepted by the Borough Council and shall then be replaced by a maintenance bond in amount of ten per cent (10%) of the performance bond for a period of three years.

5. Failure to comply with any of the conditions of site plan approval, subsequent to the receipt of a building permit, shall be grounds for the revocation of such building permit. A written notice of proposed revocation shall be sent by certified mail to the applicant by the Building Inspector. If the applicant does not comply with the latter and the site plan conditions within five days of the receipt of the written notice, the building permit shall be automatically revoked.

6. Approval of site plan by the Borough Council shall be deemed rescinded unless the applicant has obtained a building permit within six months from the date of the site plan approval.

(4) If any paragraph, subparagraph, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

(5) This ordinance shall take effect immediately after publication in accordance with law.

DONALD J. WERNIK,  
Mayor

Introduced: June 2, 1975  
Adopted: June 15, 1975

ELEANOR M. BRENNAN  
BOROUGH OF METUCHEN  
PUBLIC NOTICE IS HEREBY GIVEN that at a meeting of the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey, held on June 15, 1975, the above entitled ordinance was adopted on second and final passage.

ELEANOR M. BRENNAN  
Borough Clerk  
87.04

# AN ANALYSIS OF LOW- and MODERATE- INCOME HOUSING NEED IN NEW JERSEY

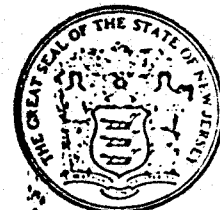
STATE OF NEW JERSEY  
Brendan Byrne, *Governor*

DEPARTMENT OF COMMUNITY AFFAIRS  
Patricia Q. Sheehan, *Commissioner*

DIVISION OF STATE AND REGIONAL PLANNING  
Richard A. Ginman, *Director*

The preparation of this report was financed and aided through a Federal Grant from the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by section 701 of the Housing Act of 1954, as amended.

The remainder has been financed by an appropriation of the State of New Jersey as part of the Co-operative Governmental Planning Program.



June, 1975

**MIDDLESEX COUNTY**

**PHYSICAL HOUSING NEED**

**FINANCIAL HOUSING NEED**

**TOTAL HOUSING NEED**

Municipality

Deteriorated 1    Dilapidated 2    Lacking Plumbing 3    Total 4

Low Income 5    Moderate Income 6    Total 7

Gross Need (Cols. 4&7)    Overlap (.38 of Col. 7)    Net Housing Need

CARTERET	597	219	236	1,052	455	82	537	1,589	204	1,385
CRANBURY	51	57	32	140	38	13	5	191	19	172
DUNELLEN	163	92	19	274	148	55	203	477	77	400
EAST BRUNSWICK	560	14	56	630	125	60	185	815	70	745
EDISON	973	549	133	1,655	855	500	1,355	3,010	515	2,495
HELMETTA	13	8	28	49	43	4	47	96	18	78
HIGHLAND PARK	360	175	57	592	788	269	1,057	1,649	402	1,247
JAMESBURG	109	62	16	187	102	65	167	354	63	291
MADISON	1,175	97	177	1,449	642	295	937	2,386	356	2,030
METUCHEN	256	142	36	434	334	141	475	909	181	728
MIDDLESEX	307	107	12	428	193	82	275	701	104	597
MILLTOWN	85	48	31	164	70	23	93	257	35	222
MONROE	156	88	63	307	42	13	55	362	21	341
NEW BRUNSWICK	1,292	729	342	2,363	2,879	464	3,343	5,706	1,270	4,436
NORTH BRUNSWICK	236	133	48	417	167	111	278	695	106	589
PERTH AMBOY	1,614	573	642	2,829	1,997	319	2,316	5,146	880	4,265
PISCATAWAY	640	362	42	1,044	571	304	875	1,919	333	1,586
PLAINSBORO	26	15	6	47	39	15	54	101	21	80
SAYREVILLE	580	226	178	984	260	157	417	1,401	158	1,243
SOUTH AMBOY	250	141	54	445	262	23	285	730	108	622
SOUTH BRUNSWICK	194	109	49	352	108	51	159	511	60	451
SOUTH PLAINFIELD	347	127	65	539	104	52	156	695	59	636
SOUTH RIVER	363	159	126	648	302	40	342	990	130	860
SPOTSWOOD	153	87	15	255	98	38	136	391	52	339
WOODBIDGE	1,580	890	268	2,738	1,067	435	1,502	4,240	671	3,669

Totals for MIDDLESEX COUNTY

12,080    5,209    2,731    20,020

11,689    3,611    15,300

3,532    5,813    29,507



Exhibit 14

MIDDLESEX 1970 Census Analysis Middlesex County R.D. ESTIMATES	OCCUPIED UNITS			VACANT UNITS		
	Owner	Renter	Total Occupied	Owner	Renter	Total Vacant
Carteret	170	399	569	-	56	56
Crainfield	9	35	44	-	-	-
Dunellen	70	60	130	-	6	6
East Brunswick	291	99	390	2	2	4
Edison	349	151	500	5	15	20
Elizabeth	24	19	43	-	5	5
Highland Park	65	86	151	3	1	4
Jamesburg	47	59	106	-	5	5
Madison	395	72	467	18	4	22
Metuchen	85	74	159	-	7	7
Middlesex	138	41	179	3	5	8
Milltown	30	17	47	-	6	6
Monroe	138	57	195	6	9	15
New Brunswick	197	900	1,097	7	74	81
North Brunswick	59	33	92	3	4	7
Perth Amboy	237	1,003	1,240	11	97	108
Piscataway	231	86	317	7	-	7
Plainsboro	6	20	26	-	-	-
Sayreville	273	166	439	11	17	28
South Amboy	75	83	158	7	21	28
South Brunswick	92	53	145	1	3	4
South Plainfield	124	42	166	2	5	7
South River	116	232	348	7	21	28
Spotswood	95	11	106	3	-	3
Woodbridge	566	246	812	12	19	31
<b>Total</b>	<b>3,792</b>	<b>3,984</b>	<b>7,776</b>	<b>108</b>	<b>382</b>	<b>490</b>

# Exhibit 15

	ALL Occupied Housing Units	Units W/ All Plumb. Facil. and Crowded Conditions	Percent of Occupied Crowded Units
<b>METUCHEN</b>	4843	205	4.23
Census			
Tract 20	1225	87	7.10
21-01	829	25	3.01
21-02	1623	21	1.29
22	1166	72	6.17
<b>MIDDLESEX</b>	42		
Census			
Tract 1	240	10	4.17
2	170	11	6.47
<b>MILBURN</b>	2007	75	3.74
Census			
Tract 63	2007	75	3.74
<b>MONROE</b>	2707	174	6.42
Census			
Tract 82.01	139	103	7.38
82.02	102	55	5.39
82.03	73	14	1.92
<b>NORTH BRUNSWICK</b>	492	171	3.44
Census			
Tract 61.01	1270	43	3.39
61.02	2170	68	3.13
62.01	459	25	5.45
62.02	103	35	3.39
<b>PISCATAWAY</b>	1029	610	5.94%
Census			
Tract 4	2911	157	5.42
5	3373	203	6.00
6.01	1033	97	9.21
6.02	79	61	7.93
7	2157	91	4.21
<b>PLAINSBORO</b>	535	37	6.92
Census			
Tract 86	535	37	6.92
<b>SOUTH AMBOY</b>	209	197	7.01
Census			
Tract 75	1144	85	7.43
76	155	111	7.16

Exhibit 16

CENSUS TRACT	TOTAL NO. OF FAMILIES	NUMBER LOW & MODERATE INCOME FAMILIES	PERCENT LOW & MODERATE INCOME FAMILIES
79.03	2654	905	34.09 %
80	1795	758	42.22
81.01	1157	435	37.59
81.02	799	183	22.90
81.03	256	122	47.65
82.01	1238	386	31.17
82.02	538	210	39.03
82.03	480	151	31.45
83	1163	566	48.66
84.01	616	163	26.46
84.02	1544	354	22.92
85	1319	507	38.43
86	369	160	43.36
87	600	186	31.00

\* Moderate Income = 80% of median for a family of four, or \$9,590 for 1970. Because of the income divisions used by the Bureau of Census, all households with incomes under \$10,000 were included. Source: U.S. Census, 1970.

Exhibit 17

CENSUS TRACT	TOTAL NO. OF PERSONS	TOTAL NO. MINORITY PERSONS*	PERCENT MINORITY
80	6715	239	3.56 %
81.01	4422	93	2.11
81.02	3469	6	.18
81.03	955	49	5.13
82.01	4971	331	6.66
82.02	2765	556	20.11
82.03	1402	99	7.07
83	4584	582	12.70
84.01	2554	70	2.74
84.02	6415	507	7.91
85	5089	292	5.74
86	1648	77	4.68
87	2253	309	13.72

\* Total number of minority person is the sum of "Negro population" and "Persons of Spanish Language." for U.S. Census, 1970.

# Exhibit 8

## TRI-STATE TRANSPORTATION COMMISSION

### \*POPULATION, BY RACE\*

PAGE 1

	TOTAL POPULATION	WHITE	NEGRO	INDIAN	OTHER SPECIFIED	OTHER NUN SPECIFIED
** N.J.						
* MIDDLESEX						
CARTERET BORO	23,137	22,314	764	11	19	29
CRANBURY TWP	2,253	1,935	309		6	3
DUNELLEN BORO	7,072	7,033	13		22	4
EAST BRUNSWICK TWP	34,166	33,755	191	5	186	29
EDISON TWP	67,120	65,467	1,367	30	193	63
HELMETTA BORO	955	955				
HIGHLAND PARK BORO	14,385	13,462	842	4	58	19
JAMESBURGH BORO	4,584	4,029	543		12	
MADISON TWP	48,715	48,086	390	28	160	51
METUCHEN BORO	16,031	15,097	860	5	60	9
MIDDLESEX BORO	15,038	14,769	233	8	20	8
MILLTOWN BORO	6,470	6,459	1	1	8	1
MONROE TWP	9,138	8,367	673	7	82	9
NEW BRUNSWICK CITY	41,885	31,792	9,517	39	386	151
NORTH BRUNSWICK TWP	16,691	16,311	281	13	64	22
PERTH AMBOY CITY	38,798	35,741	2,751	24	85	197
PISCATAWAY TWP	36,418	32,680	3,387	54	199	98
PLAINSBORO TWP	1,648	1,553	64		20	11
SAYREVILLE BORO	32,508	32,390	35	11	51	21
SOUTH AMBOY CITY	9,338	9,312	4	1	19	2
SOUTH BRUNSWICK TWP	14,058	13,533	418	6	89	12
SOUTH PLAINFIELD BORO	21,142	20,365	732	4	28	13
SOUTH RIVER BORO	15,428	14,913	464	4	35	12
SPOTSWOOD BORO	7,891	7,855	22	2	4	8
WOODBIDGE TWP	98,944	96,424	2,206	46	170	98
	583,813	554,597	26,067	303	1,976	870