

CA - Middlesex County

7/26/72

letter re: ^{In the} project notification review conducted
~~conflicts~~ by Middlesex County,
there is a conflict noted between the
patterns and density of housing ~~under~~
~~of~~ Madison's Zoning ~~study~~ plan and
that recommended by the Interim
Master Plan -

pgs = 10

CAC01563 L

MIDDLESEX COUNTY PLANNING BOARD

COUNTY ADMINISTRATION BUILDING
JOHN F. KENNEDY SQUARE
NEW BRUNSWICK, NEW JERSEY 08901
(201) 246-6062

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DOUGLAS S. POWELL
Director of County Planning
FRANK J. RUBIN
Counsel
MRS. JOAN A. RIHA
Secretary

July 26, 1972

Mr. Gerhart Dunkel, PNRS Coordinator
Tri-State Regional Planning Commission
100 Church Street
New York, New York 10007

Re: PNRS NJ-379 HUD Legacy of
Parks Application, Madison
Township

Dear Mr. Dunkel:

In a Project Notification Review dated May 9, 1972, the Middlesex County Planning Board described and documented a conflict between the pattern and density of housing units permitted by the zoning map of Madison Township and the pattern and density of housing units as recommended by the areawide (Middlesex County Planning Board) Interim Master Plan. This project review was made in response to a transmittal from you dated April 19, 1972 asking that such a review be made. The review was completed according to OMB Circular A-95 and HUD memorandum 2.40PR which specifies the scope of reviews to be made of applications under the Legacy of Parks Program.

Because of this conflict and similar conflicts determined in other project reviews, the County Planning Board approved a memorandum dated May 23, 1972 which authorized the Planning Board staff to enter into follow-up procedures with the municipalities in which the municipalities would be encouraged to take a "first meaningful step" to resolve the housing conflicts identified in their separate Project Notification Reviews. To bring a degree of uniformity to conducting the follow-up procedures with each municipality and to aid the Planning Board in making a study of the unmet housing needs of the County, the staff gave priority to procedure #3 on Page 6 of this memorandum which asks that the municipality work with the County to take steps to meet the unmet housing needs of Middlesex as a first meaningful step toward resolving the project review conflicts.

July 26, 1972

Subsequently, meetings were held between myself and other Planning Board staff members and Madison Township officials on June 14 and June 29, 1972 to negotiate and clarify a meaningful step and thus gain clearance of Madison's Legacy of Parks application from the metropolitan clearinghouse (the Tri-State Regional Planning Commission). As a result, the Planning Board staff and the Township officials agreed on a revised version of procedure #3 which is stated in the Planning Board staff paper "Proposed Procedures to Constitute a Meaningful Step Toward Resolving the Housing Conflicts..." dated July 11, 1972. (In a memorandum of the same date, the planning staff reviewed with the Board the progress of negotiations to resolve PNRS conflicts and set forth next steps to seek municipal cooperation in the Planning Board's housing study.)

Finally, in a resolution passed by the Madison Township Council on July 17, 1972, the Planning Board has been assured of Madison's willingness to participate in an intergovernmental regional study group for the County's unmet housing needs. The Middlesex County Planning Board staff, with the concurrence of the Planning Board Chairman, has determined that Madison Township has taken a meaningful step to resolve the housing conflict identified in PNRS NJ-379 and asks that Tri-State clear the Township's application for processing by HUD. To expedite this clearance, a revised PNRS NJ-379 is enclosed which removes the conflicts identified in the previous review and urges approval of the Township's application by HUD on its merits.

Sincerely yours,

Douglas S. Powell GMV

Douglas S. Powell
Director of County Planning

DSP:ms

Enclosures

cc: Mr. Richard Cooper
Mr. Dennis Lanning
Mr. Lawrence Kenyon
Mr. Elmer C. Easton
Mr. Frank Rubin

PROJECT NOTIFICATION REVIEW SYSTEM

To: Middlesex County Planning Board
From: Middlesex County Planning Board Staff
Date: May 9, 1972, Revised to July 26, 1972
Re: PNRS - HUD Open Space and Recreation Grant - Madison Township
(NJ-379)

Applicant: Township of Madison Town Council

Project Location: 1) Burnt Fly Bog area and Deep Run River flood plain lands, running NE and SW of Route 9.
2) Waterfront and lands along Margaret Brook in the Laurence Harbor - Cliffwood Beach section.

Federal Program and Agency: Legacy of Parks, Department of Housing and Urban Development

Description: 1) 415 acres at Burnt Fly Bog for preservation of the natural area. 215 acres along Deep Run River for maintenance of the flood plain and provisioning open land adjacent to several school sites.
2) 96 acres to preserve wetlands and marsh areas along Raritan Bay and to provide opportunities for fishing, swimming and passive recreation.

Estimated Cost: 1) \$710,550
2) \$262,000

Cost Sharing: 50% Federal
50% State

Findings: See attached statement, which follows the guidelines established by HUD for reviewing HUD funding applications.

Conclusions: 1) Both proposed projects are needed and consistent with regional open space policies and plans. The Burnt Fly Bog acquisition is of regional importance and appears on the County open space plan map.

- 2) The Township's master plan recognizes the County's population projections as valid but does not substantiate them with a proposed land use pattern. Furthermore, the zoning ordinance in its present form does not reflect those population levels as it provides little land for multi-family housing and almost no land for lower cost single family housing.
- 3) The County will advise Madison of these findings and meet with its officials to seek clarification of Township development policies and to resolve any conflicts.
- 4) The County Planning Board staff has met with Madison officials to negotiate a first meaningful step to resolve the conflict identified in (2) above. These negotiations have been successful and have resulted in the passage of a resolution by the Madison Township Council assuring the County Planning Board of the Township's "willingness to participate in the formation of an intergovernmental regional study group..... which shall study a distribution among said group's members of the Middlesex County "Fair Share" of new housing development in all income categories." In accord with HUD's guidelines, this action by Madison constitutes a first meaningful step "to eliminate such conflicts when they exist".

Be it Resolved, by the Township Council of the Township of Madison, County of Middlesex, New Jersey, that:

WHEREAS, the County Planning Board of the County of Middlesex has requested that Madison Township meet with other communities within the County to discuss regional housing needs;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Madison, Middlesex County, New Jersey, that the Township of Madison hereby indicates willingness to participate in the formation of an intergovernmental regional study group (consisting of representatives of Middlesex County and its municipalities) which shall study a distribution among said group's members of the Middlesex County "Fair Share" of new housing development in all income categories.

Moved by Councilman Murphy, seconded by Councilman Wennig and so ordered on the following roll call vote:

- AYES: Mayor Cooper, Councilmen Bush, Fuhrman, Murphy & Wennig.
- NAYS: None.
- ABSENT: Councilman English.
- ABSTAIN: Councilman Flynn.

RECEIVED
JUL 20 1972
MIDDLESEX COUNTY
PLANNING BOARD

(SEAL)

COUNCIL

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Madison

JULY 17, 1972

and in that respect a true and correct copy of its minutes.

Mary M. Brown
Clerk of the Township of Madison

Statement on Madison Open Space Project
NJ-379

Capacity, Location and Timing of the Project

1) Burnt Fly Bog Deep Run Acquisition

This project is of regional significance and consistent with the open space element of the County Interim Master Plan. The Burnt Fly Bog area has been proposed as a State or joint County project to protect valuable water resources in Middlesex and Monmouth Counties. This policy was reconfirmed in a resolution adopted by the Middlesex County Planning Board on February 25, 1970. A copy of this resolution is enclosed. Although the resolution urges that the State acquire the lands, it would serve the same purpose to have the lands acquired by Madison and Marlboro Townships.

The County Planning Board's thinking is that the park area around the Bog should be considerably larger than this proposal. The area proposed for acquisition by Madison Township east of Route 9 includes primarily the lowest and wettest parts of the bog area. The enclosed map shows roughly the additional areas which the County has suggested for inclusion in a Brunt Fly Bog park in order to provide some higher lands suited for intensive recreational use. The County Planning Board urges that Madison Township make every effort to keep these additional lands out of development while a strategy is devised for acquiring them.

2) Cliffwood Beach - Laurence Harbor Acquisition

This project is not of regional significance, but is consistent with the parks and open space policies of the County's Interim Master Plan. Madison Township has a current deficit of land in community-type parks of about 435 acres and the area to be served by this park has a relatively high priority need. Its proportion of low and moderate income families is above the County average, and its net residential density is about 6 dwelling units per acre, which is above the density at which private lot area can provide recreation.

Consistency Between Local and Regional
Land Use Planning

The Master Plan adopted by Madison in 1970 does not provide specific projections of population, jobs and land use, other than stating that the County Planning Board's own projections of population "may be valid up to the point of saturation, which may occur between 1990 and 2000." The Plan does not substantiate these projections with a proposed land use pattern or a statistical analysis.

In order to compare Township and County plans, therefore, we have reviewed the Township zoning ordinance. We recognize, however that zoning is an interim step toward implementing the policies of a master plan and is designed for a shorter future time period.

Housing and Residential Land Use: The Township's zoning ordinance provides enough land to meet the demand projected by the County Planning Board for single-family housing for the year 2000. Land zoned for multi-family housing, on the other hand, will only meet the projected demand for about the next five years. The following table compares the Township's zoning with County projections of demand.

	<u>Acres in Zoning Classification</u>	<u>Approx. No. of Housing Units Permitted</u>	<u>County Projections of Housing Demand</u>	
			<u>1980</u>	<u>2000</u>
Single Family Housing	19,467 acres	23,000 D.U.	14,270 D.U.	18,400 D.U.
Multi Family Housing	600 acres	7,200 D.U.	11,680 D.U.	23,840 D.U.

Furthermore, 80 percent of all the land zoned for single-family housing requires minimum lot sizes of one or two acres, and most of the 20 percent zoned for smaller lot sizes is already developed. The land and site improvement costs associated with these large lot sizes would tend to price new single-family housing out of reach of most wage earners in Middlesex County.

The Master Plan mentions a policy of encouraging planned unit development, but the Township has not yet taken any official steps to implement this policy.

Jobs and Non-Residential Land Use: The land zoned for industrial and commercial uses provides enough acreage to meet the employment demand projected by the County Planning Board for the year 2000, and beyond.

The Master Plan's policies for commercial and industrial development agree generally with County planning policies; specifically, the development of a major regional commercial center in the central part of the Township, and location of regional economic activities (office and industrial) related to major highway interchanges. However, several of the locations for major regional economic development recommended in the Master Plan were based on the original alignment proposed for the Toms River Expressway. The alignment currently being proposed for this road passes only through the extreme southwest portion of the Township, and does not interchange with Route 18 or proposed Route 74 as did the original alignment. It is recommended, therefore, that the Land Use Plan be restudied and revised to take account of this major change in the Township's growth factors.

SD

M-1

SECTION OF PROPOSED
PARK ACQUISITION
MADISON TWP.

R-20

C-C

O-G

C-G

R-10

C-C

O-G

A-F

R-20

O-G

M-7

RTE 16

M-1

R-20

R-40

ADDITIONAL
AREAS
SUGGESTED
FOR EVENT FL

R-20

R-40

PARK

R-20

C-N



SHADED AREA INDICATES

10.5

10.5

SD

R-1

ROUTE 9

STONINGTON ROAD

SPRING WILEY RD.

TOWNSHIP OF MATAWAN

MONMOUTH COUNTY, NEW JERSEY

ADMINISTRATION BUILDING: 82 LOWER MAIN ST., MATAWAN, N. J. 07747

TELEPHONE 566-1477

OFFICE OF THE
TOWNSHIP MANAGER

April 28, 1972

Charles L. Gabler, Supervising Principal Planner
Comprehensive Planning
Middlesex County Planning Board
County Administration Building
John F. Kennedy Square
New Brunswick, New Jersey 08901

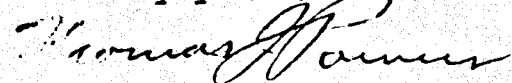
Dear Mr. Gabler:

The Township of Matawan has reviewed the application to HUD for funds for the purchase of lands along Raritan Bay front in Cliffwood Beach. This project is contiguous to a similar project proposed by the Township of Matawan.

The program is consistent with the proposed project in our Township and the adjoining proposed uses in the Township do not conflict with your program. The adjoining water, sewer and transportation and other facilities existing or proposed in the Township do not interfere with or conflict with the proposed development either of the program in the Township of Matawan or in the Township of Madison.

We are definitely interested in the project and would appreciate an opportunity to review the overall program or be given an opportunity to attend a meeting or meetings on this program in order to be informed of the details.

Sincerely yours,


Thomas J. Powers, Mayor
Township of Matawan

TJP/cp

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MAY 4 1972
MIDDLESEX COUNTY
PLANNING BOARD