

CA - North Brunswick

3/11/75

Cover letter ~~is~~:

answers to interrogatories

P.i. 1207  
Pg 33

CA001686L



*Township of North Brunswick*

NEW JERSEY

711 HERMANN ROAD  
POST OFFICE BOX 182  
NORTH BRUNSWICK, N. J. 08902

Reply to:  
103 Bayard Street  
New Brunswick, N.J. 08901

March 11, 1975

RECEIVED

MAR 12 1975

Daniel A. Searing Esq.  
National Committee Against Discrimination  
in Housing, Inc.  
1425 H. Street N.W.  
Washington, D.C. 20005

Re: Urban League of Greater New Brunswick, et als.  
vs. Township of North Brunswick, et als.

Dear Mr. Searing:

I am enclosing herewith original and one copy of Answers  
to interrogatories of Defendant, North Brunswick Township.

Very truly yours,

  
JOSEPH H. BURNS

JHB/bn  
Encls.  
cc: Baumgart & Ben-Asher, Esqs.  
cc: all defense attorneys

CA001686L

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

MARTIN E. SLOANE  
DANIEL A. SEARING  
ARTHUR WOLF  
Of Counsel  
National Committee Against  
Discrimination in Housing, Inc.  
1425 H Street, N.W.  
Washington, D.C. 20005  
202-783-8150

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

URBAN LEAGUE OF GREATER  
NEW BRUNSWICK, et al.

Plaintiffs,

v.

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

Defendants

Civil Action  
INTERROGATORIES

To:

JOSEPH BURNS, Esq.  
103 Bayard Street  
New Brunswick, New Jersey 08901

DEMAND is hereby made of the defendant TOWNSHIP COMMITTEE  
OF THE TOWNSHIP OF NORTH BRUNSWICK for Certified  
Answers to the following interrogatories within the time  
prescribed by the Rules of this Court.

1. Please provide the most current statistics  
available on the population of the municipality, by  
income level and race (categorized as white, black,

spanish-speaking, other), citing source.

Source - 1970 Census

- Population by race:

16,311	White
281	Negro
13	Indian
64	Other Specified
22	Other non-specified
<u>16,691</u>	Total

2. Provide for each public school within the municipality, the number of pupils enrolled, with sub-totals for whites, blacks, spanish-speaking and other, giving school name, location, grades served and area.

	White	Non-White Negro	Puerto Rican	Cuban	Amer. Indian	Oriental	Other
No. Bruns. High School	1352	31	4	1	0	3	8
Livingston Park Gram.	353	20	6	3	3	5	7
John Adams Grammar	340	6	1	0	0	3	15
Parsons Grammar	332	0	1	0	0	6	2
Judd Grammar School	607	2	1	1	0	5	0
Linwood, Jr. H.S.	633	7	6	1	0	4	0

3. Provide the number of dwellings presently within the municipality in each of the following value categories, as determined from the property tax rolls.

(a) Single family homes under \$15,000

79

(b) \$15,000 to \$25,000

996

(c) \$25,000 to \$35,000

1,138

(d) Over \$35,000

1,665

4. Provide the number of multi-family units in each of the following rental categories and ranges.

(SEE ATTACHED)

Type	Rental Range				
	Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 & Over
Efficiency					
One-Bedroom					
Two-Bedroom					
Three or more Bedrooms					

5. Provide the total number of mobile homes in municipality that exist as conforming uses under current zoning ordinance.

NONE

6. Provide the number of housing units within the municipality that are below the standards required for new construction or rehabilitation in local building codes and housing standards ordinance. Indicate how many are currently occupied and how many vacant.

From 1972 Master Plan - Results of Township survey conducted in March, 1970 50 structures considered substandard occupancy and vacancy figures not available.

7. Provide for each department in the municipality the number of municipal employees by job category, race, and annual salary or hourly wage.

(SEE ATTACHED)

8. Provide the number of county and state employees working or employed in the municipality by job category, race, and annual salary or hourly wage.

Part time health inspector provided by County - White.

9. For each zoning use category (and subcategory, if necessary, in the municipality) state the total number of acres contained therein and state how many acres are vacant. (For example, R-1 residential; 130 acres; 23 vacant).

(SEE ATTACHED)

10. List the proposals or requests for amendment to the zoning ordinance to authorize or facilitate residential construction of the types listed below, from January 1, 1970 to the present, setting forth the date of the proposal or request, name of requesting party, and ultimate disposition. If units were to be subsidized under state or federal programs, state what program was involved.

(a) Single-family detached or attached home construction (involving 10 or more contiguous lots).

Trying to find record of any requests, if there are any.

(b) Multi-family structures.

(c) Planned unit or other cluster developments.

(d) Mobile home sites.

11. List for the following four categories, the applications for, use variances, special permits or exceptions that have been filed from January 1, 1970 to the present, setting forth the date of initial application, name of the requesting party, and ultimate disposition of application. If units were to be subsidized under state or federal programs, state what program was involved.

(a) Detached or attached single-family home construction (involving 10 or more contiguous lots).

NONE

(b) Multi-family structures.

(SEE ATTACHED)

(c) Planned unit or other cluster developments.

(d) Mobile home sites.

12. List the name, address, race and duties of each municipal official, employee, and consultant involved in the municipal zoning and planning process: State the source of their authority.

ROBERT ROSA, 7 Southfield Road, Edison, N.J.  
Planning Consultant

12. (Continued)

PAUL KELLER, Municipal Bldg., No. Brunswick, N.J., Director of Planning.  
THOMAS ERWIN, Municipal Bldg., No. Brunswick, N.J. Zoning Officer  
EILEEN SCARDINO, Municipal Bldg. No. Brunswick, N.J. Asst. Zoning Officer

Planning Board Members

Mr. Zorn, Chairman  
Mr. Kuhlman - Vice Chairman  
Mr. Canonico  
Mr. Keller  
Mr. Korzun  
Mr. Zarillo - Alternate  
Mayor Pincus  
Mr. Teneralli  
Mr. Ventola - Alternate

Zoning Board Members

Mr. Puleio, Chairman  
Mr. Nita  
Mr. Ingandela  
Mr. Stoop  
Mr. Camaioni  
Mrs. Lupo  
Mr. Catanese  
Mr. Rebeck, Attorney

Source of authority: N.J. Statutes, Township Zoning, Subdivision, Planning Department and any related ordinances.

13. State whether there are any state or federal subsidized housing units now within or planned for the municipality. If so, list the location, number, size and type of units, project racial occupancy percentages, source of the subsidy and date of initial occupancy.

Senior Citizens Housing Facility is just about ready for construction to begin - location near Milltown Road. There will be 158 apartment units. United Auto Workers is the sponsor.

(a) State whether the municipality ever affirmatively encouraged or assisted in the provision of subsidized housing. Municipality has encouraged and assisted in the Senior Citizens Housing project.

(b) State whether any official body of the municipality has ever discussed providing subsidized housing. If so, list the name of the deliberating body, the date and time of the meeting and provide a copy of the minutes or any report resulting from such meetings.

The Township Committee and the Planning Board have taken affirmative action including tax abatement and approval of the Senior Citizens project.



(b) (Continued)

14. State whether there has been any correspondence, contact, or meetings since January 1, 1970 between any municipal officials, employees, or consultants and any county or regional planning body regarding your municipality's housing needs. If so, please attach copies of such correspondence and provide the dates and times of such meetings or contacts indicating whether a written record of such meetings or contacts was ever made.

NONE

15. State whether the municipality has a rent control ordinance. If so, specify when such an ordinance was first considered and the date of adoption. Attach a copy of the ordinance and the minutes of council meetings at which such an ordinance was considered, and any documented statistics on housing conditions presented at such meetings.

(SEE ATTACHED)

15. (Continued)

This is the subject of litigation in North Village vs. Township of North Brunswick, Superior Court of New Jersey.

16. State whether at any time from January 1, 1970 to the present there has been in effect a sewer, building permit, or other moratorium relating to housing. If so, state the effective date, who imposed it, and the terms and conditions thereof.

NONE

17. State whether as a condition of employment any municipal employee is required to live within the boundaries of the municipality or the county. If so, indicate how long such requirement has been in effect, its scope and who imposed it.

No Municipal Requirement

18. For each commercial, industrial, or other business establishment within the municipality having 15 or more employees, list its name, address, number of employees, and the year it first opened for business.

No information.

19. State whether the municipality has a fair housing or anti-blockbusting ordinance. If so, attach a copy.

NONE

20. State whether your municipality has ever taken steps to encourage industry to locate in the municipality. If so, please indicate what steps have been taken.

Industrial Committee was created several years ago. It consists of citizens of the Township who have in the past held meetings with industrial realtors and has engaged in public relations.

21. Attach a copy of the current zoning ordinance and any and all amendments in force; and a copy of any proposed amendments to the zoning ordinance that are currently pending before the governing body. (SEE ATTACHED)

22. Identify the location of the official zoning maps, the coverage, and date of preparation. State whether zoning maps incorporating the most recent amendments are available. If so, state where they can be obtained and the price thereof. See map with ordinance furnished. Available at Municipal Building.

23. State whether your municipality has proposed and adopted a master plan. If so, please identify a copy indicating the coverage, date of preparation, and number of pages. Also identify by location and content all amendments and background reports prepared in conjunction with such master plan amendment.

Master Plan adopted 1972 - Available at Municipal Building.

24. State whether the municipality has had prepared or is preparing studies, planning papers, research reports or other similar documents in the areas listed below. Identify each item by author or title, subject, date, number of pages, location of copies and indicate whether a summary is available:

(a) The need for housing within the municipality;

Housing study - Robert Rosa - 1974 -  
Located at Municipal Building

(b) The condition and amount of existing housing stock; To the extent set forth in Master Plan.

(c) The inception of programs relating to code enforcement; To the extent set forth in Master Plan but no specific program.

(d) The requirement for residential densities, floor space, bedroom ratios, and mobile homes within the municipality; No specific study for Township

(e) The need for providing low and moderate income subsidized or unsubsidized housing within the municipality;

SEE (a) above.

(f) The utilization of land for commercial and residential or industrial purposes; and

To the extent set forth in Master Plan.

(g) The wage and salary scales of employees within the private sector of the municipality.

No Information.

25. State whether your municipality has ever been studied by, advised by, or received assistance from agencies of federal, state or county government, in preparing studies or other information concerning the areas listed below. Identify each item by author or title, subject, date, number of pages, location of copies, and indicate whether a summary is available.

(a) Need for housing within the municipality and surrounding areas;

New Jersey Continuous Planning Program, Middlesex, Mercer, Somerset Regional Study Counsel - Impact of Growth and Development - Region - Not fully completed.

(b) Attitudes toward housing within the municipality and surrounding area;

SEE (a) Above.

(c) Housing costs within the municipality and surrounding area;

SEE (a) Above.

(d) The amount and percentage of vacant acreage zoned for industrial use.

SEE (a) Above.

26. State whether you have ever received any federal or state assistance for any purpose since 1960, setting forth the date and size of the grant, the use to which such funds were put, the location of use, and whether any funds remain to be expended.

1: Approximately \$900,000.00 received from Open Spaces and Green Acres for Farrington Park in 1974 for land acquisition


26. (Continued)

2. State Bureau of Outside Recreation grant several years ago for Ice Skating Rink in Park.

3. HUD grant for study of Municipal Center several years ago.

All of the above completed.

BAUMGART & BEN-ASHER  
Attorneys for Plaintiff

By   
DAVID H. BEN-ASHER  
A Member of the Firm

CERTIFICATION

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

TOWNSHIP COMMITTEE OF THE  
By TOWNSHIP OF NORTH BRUNSWICK

DATED: \_\_\_\_\_

4. From 1970 Census

177 units at less than \$100.00 per month  
 604 units at \$100-149 per month  
 484 units at \$150-200 per month  
 162 units over \$200 per month

Answer 9. From 1972 Master Plan

Developed Land	Acreage	% of Developed Land	% of Total Area
Residential	905	24.4	12.5
Commercial	183	4.9	2.5
Industrial	741	20.0	10.3
Public & Institutional	693	18.6	9.6
Semi-Public	282	7.6	3.9
Parks, Playgrounds and Schools	88	2.4	1.2
Railroads	131	3.5	1.8
Streets	689	18.6	9.5
TOTAL DEVELOPED	3,712	100%	51.3

Undeveloped Land	Acreage	% of Developed Land	% of Total Area
Agricultural	522	--	7.2
Watershed	129	--	1.8
Water Areas	152	--	2.1
Vacant	2,717	--	37.6
TOTAL UNDEVELOPED	3,520	--	48.7
TOTAL LAND.....	7,232	--	100%

Answer 11.

a. Detached or attached single-family home construction (involving ten (10) or more contiguous lots).

None

b. Multi-family structures

- (1) B. Mancuso - conversion of one-family dwelling to two-family - Denied
- (2) D. DeLuca - conversion of one-family to two-family - Approved
- (3) A. Sansone - two-family - Approved
- (4) N. DePaola - two-family - Approved
- (5) M. D'Angelo - addition to two-family - Approved
- (6) E. Wise - two-family - Approved
- (7) R. Seckrettar - two-family - Approved
- (8) Northwick Inc. - two-family - Denied
- (9) D. McPherson - two-family - Denied
- (10) R. Seckrettar - two-family - Denied
- (11) A. Alberico - conversion of one-family to two-family - Denied
- (12) R. Malouf - 16 efficiency apartments - Denied
- (13) R. Seckrettar - three family dwelling - Withdrawn
- (14) R. Seckrettar - two-family - Approved
- (15) Vito Nastasi - addition to two-family - Approved
- (16) J. DeLuca - addition to two-family - Approved
- (17) S. Zippo - two-family - Approved
- (18) A. Arico - two-family - Approved
- (19) V. Orso - two-family - Denied
- (20) Buck Bros. - two 2-family dwellings - Denied
- (21) Nastus - two 4-family dwellings - Denied

c. Planned Unit or other cluster developments

None

d. Mobile home sites



NAME OF JURISDICTION: TOWNSHIP OF NORTH BRUNSWICK

DATE: April 16, 1974

METHOD OF PAYMENT: Semi-Monthly, Monthly, Bi-Weekly and Quarterly

EFFECTIVE DATE OF SALARY INCREASE: Retro-active from January 1, 1974

<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAIN- TENANCE</u>	<u>RANGE</u>
Inez Angell	Pension	Administrative	1,200	100.00 Monthly	"	None
Kathleen Arico	Clerk Typist	Administrative	5,242	218.41 Semi-Mo.	"	5,200 - 7,400
Carolyn Battaglia	Tel. Oper./Clerk Typist	Administrative	4,350	181.25 Semi-Mo.	"	4,550 - 5,000
Robert Frantz	Pension	Administrative	1,500	125.00 Monthly	"	None
Louis Querec	Purchasing Agent	Administrative	7,368	307.00 Semi-Mo.	"	5,200 - 8,000
Edna Swanson	Clerk Registrar Election Clerk	Administrative Administrative	11,800 500	491.66 Semi-Mo. 250.00 Semi-Annual	" "	7,000 - 12,000
Nancy Troichuk	Clerk Typist Dep. Clerk	Administrative Administrative	6,447 550	291.54 Semi-Mo.	"	4,100 - 7,400
Edward Leppert	Committeeman	Administrative	1,000	250.00 Quarterly	"	None
Charles Nicola	Committeeman	Administrative	1,000	250.00 Quarterly	"	None
Frank Pelly	Committeeman	Administrative	1,000	250.00 Quarterly	"	None
Jack Pincus	Committeeman	Administrative	1,000	250.00 Quarterly	"	None
Dominic Teneralli	Committeeman	Administrative	1,000	250.00 Quarterly	"	None
Margaret Kikelhan	Tax Assessor	Assessment of Tax	10,625	442.70 Semi-Mo.	"	7,000 - 8,000
Theresa Reina	Clerk Typist	Assessment of Tax	5,876	244.83 Semi-Mo.	"	4,100 - 7,400
Susan Supak	Assessing Clerk	Assessment of Tax	5,991	249.62 Semi-Mo.	"	5,000 - 6,200
Mary Denaster	Secretary	Board of Health	300	25.00 Monthly	"	300 - 500
Ann Bocchieri	Account Clerk	Collection of Tax	5,005	208.54 Semi-Mo.	"	3,900 - 5,300
Bernice Eckert	Tax Collector	Collection of Tax	10,076	419.83 Semi-Mo.	"	7,000 - 10,200
Santina Lombardo	Asst. Tax Collector	Collection of Tax	7,248	302.00 Semi-Mo.	"	4,500 - 7,400
Pamela Roskey	Bookkeeping Mach. Op.	Collection of Tax	5,597	233.20 Semi-Mo.	"	3,900 - 6,100

NAME	TITLE	DEPARTMENT AND/OR DIVISION	ANNUAL SALARY	SALARY BREAKDOWN		MAIN- TENANCE	RANGE
				AS CARRIED ON YOUR PAYROLL			
Louis Cohen	Prosecutor	Court	4,500	1,125.00	Quarterly	None	None
Martin Goldin	Magistrate	Court	7,000	1,750.00	Quarterly	"	None
Joann Balcerski	Clerk Typist	Court	5,050	210.41	Semi-Mo.	"	4,100 - 7,4
Frances Hobor	Mun. Court Clerk	Court	7,580	315.83	Semi-Mo.	"	5,500 - 7,7
Mary Locandro	Dep. Mun. Court Clerk	Court	6,397	266.54	Semi-Mo.	"	4,595 - 6,5
William Dailey	Township Engineer	Engineering	2,000	500.00	Quarterly	"	None
Concetta Adamo	Clerk Typist Dep. Treasurer	Finance	6,033 550	274.29	Semi-Mo.	"	4,100 - 7,4
Ruth Lauterback	Clerk Typist	Finance	5,508	229.50	Semi-Mo.	"	4,100 - 7,4
William Wright	Treasurer	Finance	13,500	562.50	Semi-Mo.	"	7,000 - 13,5
Joseph Burns	Township Attorney	Legal	5,000	1,250.00	Quarterly	"	None
Florence Shimko	Library Director	Library	13,524	563.50	Semi-Mo.	"	11,000 - 13,7
Martin Applebaum	Jr. Library Asst.	Library		2.00 hr.	Bi-wkly.	"	1.80 - 2.50 hr
Thomas Byrne	Jr. Library Asst.	Library		2.00 hr.	Bi-wkly.	"	1.80 - 2.50 hr
Terri Hankins, P.T.	Jr. Library Clerk	Library		1.44 hr.	Bi-wkly.	"	1.20 - 2.50 hr
Isabelle Micalo	Clerk Typist	Library		2.25 hr.	Bi-wkly.	"	2.00 - 3.25 hr
Mary Tighe	Jr. Library Asst.	Library		2.00 hr.	Bi-wkly.	"	1.80 - 2.50 hr
Irving Pincus, P.T.	Jr. Library Clerk	Library		1.44 hr.	Bi-wkly.	"	1.20 - 2.50 hr
Dorothy Van Leuwen	Jr. Library Asst.	Library		2.30 hr.	Bi-wkly.	"	1.80 - 2.50 hr
Cheryl Rebold	Sr. Library Asst.	Library		2.80 hr.	Bi-wkly.	"	2.50 - 3.50 hr
Carol Beyer	Jr. Librarian	Library	9,284	386.83	Semi-Mo.	"	8,000 - 9,4
Ann Farcas	Sr. Library Asst.	Library	6,070	252.91	Semi-Mo.	"	5,000 - 6,2
Estelle Glantz	Sr. Library Asst.	Library	6,070	252.91	Semi-Mo.	"	5,000 - 6,2
Joseph Kordusky	Bldg. Maint. Worker	Library	7,673	319.70	Semi-Mo.	"	5,600 - 7,9
Dorothy Rogers	Jr. Librarian	Library	9,284	386.83	Semi-Mo.	"	8,000 - 9,4

<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAIN- TENANCE</u>	<u>RANGE</u>
Deborah Edly	Clerk Typist	Planning	5,400	225.00 Semi-Mo.	None	4,100 - 7,400
June Helmeczi	Clerk Stenographer	Planning	6,647	276.95 Semi-Mo.	"	5,000 - 7,000
June Helmeczi	Secretary - Planning Bd.	Planning	2,000	83.33 Semi-Mo.	"	2,000 - 3,000
Paul Keller	Planning Director	Planning	18,000	750.00 Semi-Mo.	"	13,500 - 18,000
Leslie Lefkowitz	Attorney - Planning Bd.	Planning	2,500	625.00 Quarterly	"	None
Neil Cooke	Chief, Bldg. Regulations	Div. of Bldg. Reg.	16,500	687.50 Semi-Mo.	"	12,000 - 16,500
Rose Lombardo	Clerk Typist	Div. of Bldg. Reg.	5,400	225.00 Semi-Mo.	"	4,100 - 7,400
Harry Agin	Plumbing Inspector	Div. of Bldg. Reg.	6,000	250.00 Semi-Mo.	"	1,500 - 3,000
Patrick Buckley	Asst. Elec. Inspector	Div. of Bldg. Reg.	3,000	125.00 Semi-Mo.	"	None
John D'Angelo	Asst. Bldg. Inspector	Div. of Bldg. Reg.	6,000	250.00 Semi-Mo.	"	5,000 - 6,500
Thomas Dowgin	Asst. Plumb. Inspector	Div. of Bldg. Reg.	2,500	104.16 Semi-Mo.	"	1,000 - 2,500
L. Thomas Erwin	Chief Housing Insp.	Div. of Bldg. Reg.	11,000	458.33 Semi-Mo.	"	None
William Sheehy	Electrical Inspector	Div. of Bldg. Reg.	3,500	145.83 Semi-Mo.	"	None
Angelo Sansone	Asst. Bldg. Inspector	Div. of Bldg. Reg.	6,000	250.00 Semi-Mo.	"	5,000 - 6,500
Robert Ward	Police Director	Police	19,500	812.50 Semi-Mo.	"	19,500 - 22,000
Marilyn D'Amato	Clerk Typist	Police	5,250	218.75 Semi-Mo.	"	4,100 - 7,400
Mary Marschall	Clerk Stenographer	Police	5,500	229.16 Semi-Mo.	"	5,000 - 7,000
Frances Puleio	Clerk Typist	Police	5,100	212.50 Semi-Mo.	"	4,100 - 7,400
Beatrice Reiss	Clerk Typist	Police	4,600	191.66 Semi-Mo.	"	4,100 - 7,400
Anthony Canastra	Special Police Officer	Police		3.50 hr. Monthly	"	2.50 - 3.75 h
Leroy Latham	Special Police Officer	Police		3.50 hr. Monthly	"	2.50 - 3.75 h
Stanley Weiss	Special Police Officer	Police		3.50 hr. Monthly	"	2.50 - 3.75 h
Louise Agans	School Traffic Guard	Police		2.65 hr. Bi-Wkly.	"	2.25 - 2.75 h
Clarence Aumack	School Traffic Guard	Police		2.65 hr. Bi-Wekly.	"	2.25 - 2.75 h

<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAIN TENANCE</u>	<u>RANGE</u>
Anna Balcerski	School Traffic Guard	Police		2.65 hr. bi-wkly.	None	2.25 - 2.75
Dorothy Bisogno	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Mary Celona	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Evelyn Fasano	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Helen Galbraith	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Amy Isaac (Sub.)	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Barbara Jolly	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Daniel Jolly (sub.)	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Josephine Lang	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Ella Marascio	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Kathleen Marascio (sub.)	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Ann Querec	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Katherine Pagano	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Alice Ralph	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Charles Redfield	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Barbara Sheridan	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Suzanne Turuczka	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
George Van Liew	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Sol Wachtell	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Dorothy Wenger	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Jacob Young	School Traffic Guard	Police		2.65 hr. bi-wkly.	"	2.25 - 2.75
Jack Birch	Bldg. Maint. Worker	Public Buildings	7,742	322.58 Semi-Mo.	"	5,600 - 7,90
Robert Robinson	Bldg. Maint. Worker	Pulbic Buildings	8,750	364.58 Semi-Mo.	"	5,600 - 8,90

<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAIN-TENANCE</u>	<u>RANGE</u>
Robert Bonamarte	Park Foreman	Recreation	1,500	500.00 ea. 4 mos.	None	None
Diane Bonanne	Recreation Director	Recreation	12,000	500.00 semi-mo.	None	11,000 - 14,00
Guido DiTorrice	Recreation Supervisor	Recreation	3,778	157.41 semi-mo.	None	3,400 - 4,00
Donna DeRue, P.T.	Clerk-Bookkeeper	Recreation		2.75 hr. bi-wkly.	None	2.50 - 3.00
Joseph Legato, P.T.	Bldg. Maint. Worker	Recreation		3.25 hr. bi-wkly.	None	2.75 - 4.00
Antonio Parillo	Sr. Rec. & Parks Maint. Worker	Recreation	9,500	395.83 semi-mo.	None	8,000 - 10,00
Cecilia Tassinello	Secretary	Recreation	5,986	249.41 semi-mo.	None	5,000 - 6,10
Helen Olehnik	Bookkeeping Mach. Oper.	Sewer	5,597	233.20 semi-mo.	None	3,900 - 6,10
Helen Christman	Clerk dep. Water & Sewer Coll.	Water	5,743 550	262.20 semi-mo.	None	3,650 - 5,800
Katherine Vigilante	Cashier	Water	7,881	328.37 semi-mo.	None	5,000 - 8,000
Ann Wasserman	Pension	Water	1,750	145.83 monthly	None	None
Beatrice Puleio	Welfare Director	Welfare	3,300	275.00 monthly	None	2,500 - 3,300
Edna Eckert	Clerk Typist	Zoning	7,147	297.79 semi-mo.	None	4,100 - 7,400
L. Thomas Erwin	Zoning Officer	Zoning	4,000	166.66 semi-mo.	None	3,000 - 4,500
Edwary Ryan	Attorney	Zoning	2,500	625.00 Quarterly	None	None
Eileen Scardino	Asst. Zoning Officer	Zoning	3,000	125.00 semi-mo.	None	2,000 - 3,00
Eileen Scardino	Clerk Typist	Zoning	5,000	208.33 semi-mo.	None	4,100 - 7,40

NAME OF JURISDICTION: TOWNSHIP OF NORTH BRUNSWICK

DATE: May 22, 1974

METHOD OF PAYMENT: SEMI-MONTHLY

EFFECTIVE DATE OF SALARY INCREASE: RETRO-ACTIVE FROM JANUARY 1, 1974

<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SCHOOL CREDITS</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAINTENANCE (LONGEVITY)</u>	<u>RANGE</u>
Roland Applegate	Police Captain	Police	16,355	-	701.91	491.00	16,316 - 16,369
Kenneth Borwegen	Police Sergeant	Police	14,155	1,320	656.58	283.00	14,132 - 14,179
Anthony Caffarello	Police Officer	Police	13,040	980	584.16	-	9,221 - 13,084
Anthony Caiezza	Police Officer	Police	13,062	-	555.12	261.00	9,221 - 13,084
Carmen Canastra	Police Chief	Police	17,573	-	761.50	703.00	None
Joseph Covino	Police Officer	Police	11,840	180	500.83	-	9,221 - 13,084
Thomas Cuilla	Police Officer	Police	11,840	480	513.33	-	9,221 - 13,084
Adalbert Czarda	Police Sergeant	Police	14,167	360	623.00	425.00	14,132 - 14,179
James DeMaster	Police Officer	Police	13,062	60	557.62	261.00	9,221 - 13,084
John Georgianni	Police Officer	Police	13,073	80	564.37	392.00	9,221 - 13,084
Jacob Hobschaidt	Police Lieutenant	Police	15,261	-	654.95	458.00	15,223 - 15,274
Melvin Hoiberg	Police Officer	Police	13,062	240	565.12	261.00	9,221 - 13,084
Anthony Ingandela	Police Sergeant	Police	14,167	80	611.33	425.00	14,132 - 14,179
Henry Kamenz	Police Sergeant	Police	14,167	-	608.00	425.00	14,132 - 14,179
Eugene Kelly	Police Officer	Police	11,840	120	498.33	-	9,221 - 13,084
George Magyar	Police Officer	Police	13,062	560	578.45	261.00	9,221 - 13,084
Daniel Martin	Police Officer	Police	13,062	-	555.12	261.00	9,221 - 13,084
Francis Mozgai	Police Officer	Police	13,062	540	577.62	261.00	9,221 - 13,084
Ralph Mulhern	Police Officer	Police	13,062	300	567.62	261.00	9,221 - 13,084
Willard Myers	Police Captain	Police	16,355	-	701.91	491.00	16,316 - 16,369
John Nastus	Police Lieutenant	Police	15,261	-	654.95	458.00	15,223 - 15,274
James O'Connor	Police Officer	Police	11,840	120	498.33	-	9,221 - 13,084
Bernard Orminski	Police Officer	Police	13,073	240	571.04	392.00	9,221 - 13,084
Peter Probst	Police Officer	Police	10,531	-	438.79	-	9,221 - 13,084
Thomas Moran	Police Officer	Police	9,221	120	389.20	-	9,221 - 13,084

<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SCHOOL CREDITS</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAINTENANCE (LONGEVITY)</u>	<u>RANGE</u>
Donald Ralph	Police Officer	Police	13,073	-	561.04	392.00	9,221 - 13,084
Robert Ruvolo	Police Officer	Police	13,062	-	555.12	261.00	9,221 - 13,084
George Purdy	Police Officer	Police	13,062	240	565.12	261.00	9,221 - 13,084
Dennis Sheehan	Police Officer	Police	13,062	-	555.12	261.00	9,221 - 13,084
Stephen Smith	Police Officer	Police	13,073	-	561.04	392.00	9,221 - 13,084
Clarence Tarvin	Police Officer	Police	11,840	360	508.33	-	9,221 - 13,084
William Wardrop	Police Officer	Police	13,040	-	543.33	-	9,221 - 13,084
James Wright	Police Lieutenant	Police	15,261	300	667.45	458.00	15,223 - 15,274
Nicholas Yonko	Police Officer	Police	11,840	780	525.83	-	9,221 - 13,084



NAME OF JURISDICTION: TOWNSHIP OF NORTH BRUNSWICK

DATE: JUNE 4, 1974

METHOD OF PAYMENT: Semi-Monthly & Bi-Weekly

EFFECTIVE DATE OF SALARY INCREASE: Retro-active to Jan. 1, 1974

<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAIN-TENANCE (LONG.)</u>	<u>RANGE</u>
Dominick Armenti	Laborer	Parks & Recreation	4.08 hr.	Bi-Weekly	.04 hr.	None
Jeffrey Tizzano	Laborer	Parks & Recreation	4.08 hr.	"	None	None
Alto Ancona	Road Foreman M/W	Roads	4.19 hr.	"	None	4.14 - 4.39 hr.
Thomas Czaplinski	Laborer	Roads	4.08 hr.	"	None	None
Earl Hirrschoff	Heavy Equip. Oper.	Roads	4.56 hr.	"	None	4.31 - 4.56 hr.
Erman Jolly	Truck Driver	Roads	4.41 hr.	"	.09 hr.	None
John Miller	Road Foreman M/W	Roads	4.39 hr.	"	.09 hr.	4.14 - 4.39 hr.
Antsy Orso	Laborer	Roads	4.08 hr.	"	.04	None
Matthew Schmit	Equip. Oper./Mech.	Roads	4.95 hr.	"	None	4.70 - 4.95 hr.
Nicob Thompson	Road Foreman M/W	Roads	4.19 hr.	"	None	4.14 - 4.39 hr.
Ernie Travis	Laborer	Roads	4.08 hr.	"	.08 hr.	None
James Wardrop	Senior Clerk	Roads	4.30 hr.	"	.09 hr.	4.05 - 4.30 hr.
Robert Alberico	Truck Driver	Sanitation	4.41 hr.	"	.13 hr.	None
Robert Delanoy	Truck Driver	Sanitation	4.41 hr.	"	.04 hr.	None
Wass Reed	Truck Driver	Sanitation	4.41 hr.	"	.09 hr.	None
Allie Smith	Truck Driver	Sanitation	4.41 hr.	"	None	None
Robert Brooks	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Joseph Carroll	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Stephen Cicerale	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	.04 hr.	4.08 - 4.24 hr.
Benjamin Cottrell	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	.04 hr.	4.08 - 4.24 hr.
William Cottrell	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.



<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAINTENANCE (LONG.)</u>	<u>RANGE</u>
Richard Davison	Truck Driver	Rds./Sanitation	4.41 hr.	Bi-Weekly	None	None
Harry Denaster	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Charles Gosner	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Sevin Gourley	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Anthony Guerriero	Truck Driver	Rds./Sanitation	4.41 hr.	"	None	None
Harry Hoffman	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Anthony Kasper	Truck Driver	Rds./Sanitation	4.41 hr.	"	None	None
Arthur Krause	Truck Driver	Rds./Sanitation	4.41 hr.	"	None	None
John Kull	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Joseph Mazza	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Eptha Mornan	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	.12 hr.	4.08 - 4.24 hr.
Michael Nemeth	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	.04 hr.	4.08 - 4.24 hr.
Michael Nigro	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Robert Osowski	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Thomas Parillo	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
James Perkins	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	.16 hr.	4.08 - 4.24 hr.
Christopher Pett	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Douglas Robertson	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
John Savage	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	.08 hr.	4.08 - 4.24 hr.
Santo Soto	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Barry Scasserra	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
John Teachen	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Fred Termino	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Kar. Wenz	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Joseph Wilcox	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
William Marker	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.

<u>NAME</u>	<u>TITLE</u>	<u>DEPARTMENT AND/OR DIVISION</u>	<u>ANNUAL SALARY</u>	<u>SALARY BREAKDOWN AS CARRIED ON YOUR PAYROLL</u>	<u>MAINTENANCE (LONG.)</u>	<u>Range</u>
Alexander Yudin	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	Bi-Weekly	None	4.08 - 4.24 hr.
John Zelenka	Laborer	Rds./Sanitation	4.08 rds.-4.24 sani.	"	None	4.08 - 4.24 hr.
Michael Lapelosa	Sewer Foreman	Sewer	4.85 hr.	"	.19 hr.	4.60 - 4.85 hr.
Robert Bonamarte	St. & Sewer Supt.	Street & Sewer	16,300	Semi-Monthly	652.00	\$10,000-16,300
John Bartow	Water Repairer	Water	4.24 hr.	Bi-Weekly	.08 hr.	3.99 - 4.24 hr.
George Denton	Water Repairer	Water	4.24 hr.	"	.12 hr.	3.99 - 4.24 hr.
Rayson Edwards	Water Treat. Plant Oper.	Water	4.24 hr.	"	.04 hr.	4.00 - 4.44 hr.
Nicholas Hahn	Water Meter Reader	Water	4.18 hr.	"	None	3.93 - 4.18 hr.
Robert Livingston	Water Treat. Plant Oper.	Water	4.44 hr.	"	.04 hr.	4.00 - 4.44 hr.
John Nowitzke	Laborer	Water	4.08 hr.	"	None	None
Byron Pollard	Water Plant Supt.	Water	13,200	Semi-Monthly	528.00	\$8,000 - 13,200
Robert Selover	Water Foreman M/W	Water	4.60 hr.	Bi-Weekly	.14 hr.	4.35 - 4.60 hr.
Warren Slemmer	Water Treat. Plant Oper.	Water	4.44 hr.	"	.04 hr.	4.00 - 4.44 hr.
Anthony Stanwyck	Water Treat. Plant Oper.	Water	4.25 hr.	"	None	4.00 - 4.44 hr.
Earl Swanson	Water Treat. Plant Oper. (Lic.)	Water	4.54 hr.	"	.05 hr.	4.29 - 4.54 hr.
Michael Telker	Water Treat. Plant Oper.	Water	4.00 hr.	"	None	4.00 - 4.44 hr.

AN ORDINANCE TO REGULATE, CONTROL AND  
STABILIZE RENTS AND CREATE A RENT LEVELING  
BOARD WITHIN THE TOWNSHIP OF NORTH BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY

WHEREAS, it is deemed necessary by the Township  
Committee of North Brunswick in view of the demand for apartment  
dwelling units within the Township of North Brunswick, N.J. that  
some type of rent leveling and control be enacted by the Mayor  
and Township Committee of the Township of North Brunswick, and

WHEREAS, under the police powers granted to the Mayor  
and Township Committee of the Township of North Brunswick in order  
to promulgate the health, safety and welfare of the citizens of  
the Township of North Brunswick, a Rent Leveling and Control  
Board is determined to be necessary within the Township of  
North Brunswick, N. J.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town-  
ship Committee of the Township of North Brunswick, County of  
Middlesex, and State of New Jersey, as follows:

Section 1. DEFINITIONS

Section 1.1 "Housing Space" means and includes that  
portion of a dwelling, rented or offered for rent for living and  
dwelling purposes to one individual or family unit together  
with all privileges, services, furnishings, furniture, equipment,  
facilities, and improvements connected with the use of occupancy  
of such portion of the property.

1.2 Dwelling means and includes any building  
or structure rented or offered for rent to one or more tenants or  
family units. Exempt from this ordinance are motels, hotels, and  
similar type buildings and buildings in which up to one-third of the  
occupied floor space is commercial, and housing units of two units  
or less in which the owner of the premises resides. Housing units,  
newly constructed and rented for the first time are exempted, and  
the initial rent may be determined by the landlord. All subsequent  
rents will be subject to the provisions of this ordinance.

EXHIBIT A-1

Section 1.3 Available for rent to tenants means fit for habitation as defined by the Housing Inspection Code and occupied or unoccupied and offered for rent.

1.4 Price Index means the "Consumer Price Index" (all items) for the metropolitan New York City area, published periodically by the Bureau of Labor Statistics, United States Department of Labor.

Section 2. Establishment of rents between a landlord and a tenant to whom this act is applicable shall hereafter be determined by the provisions of this Ordinance. At the expiration of a lease of a periodic tenant, no landlord may request or receive a percentage increase in rent which is greater than the difference between the Consumer Price Index 30 days prior to the expiration or termination of the lease and consumer price index at the date the lease was entered into from said tenant.

Section 3. Any rental increase at a time other than at the expiration of a lease or termination of a periodic lease shall be void. Any rental increase in excess of that authorized by the provisions of the Ordinance shall be void.

Section 4. Any landlord seeking an increase in rent shall notify the tenant of the calculations involved in computing the increase, including the Consumer Price Index at the date of entry of the lease, the Consumer Price Index 30 days before the expiration of the lease, the allowable percentage increase and the allowable rental increase.

Section 5. A landlord may seek a tax surcharge from a tenant because of an increase in municipal property taxes. The tax surcharge shall not exceed that amount authorized by the following provisions. The landlord shall divide the increase in the present property tax over the property tax of the previous year by the number of rooms on the dwelling to obtain the tax increase per room. The tenant shall not be liable for a tax surcharge exceeding the tax increase per room multiplied by the number of rooms occupied by the tenant.

EXHIBIT A-2

Section 5.1 Any landlord seeking a tax surcharge shall notify the tenant of the calculations involved in computing the tax surcharge including the present property tax for the dwelling, the property tax for the dwelling for the previous year, the TOTAL number of rooms in the dwelling, the tax increase per room, the number of rooms occupied by the tenant and the maximum allowable surcharge.

5.2 The tax surcharge each tenant is liable for shall be paid in twelve monthly installments.

5.3 The tax surcharge shall not be considered rent for purposes of computing costs of living rental increases.

5.4 In the event of a tax appeal, the portion of a tenant's tax surcharge not being paid by the landlord to government will be held in an interest bearing account. In the event the appeal is successful and taxes reduced, the tenant shall receive fifty percent (50%) of said reduction as applied to its tax portion, after deducting all reasonable expenses incurred by landlord in prosecuting said appeal.

6. There is hereby created a Rent Leveling Board within the Township of North Brunswick. Said Board shall consist of two (2) landlords owning property in the Township, two (2) tenants residing in the Township, and one member appointed by the Township Committee, who is a Township freeholder. The term shall be staggered and the first committee shall consist of five (5) members, two of whom shall have one year terms, two of whom shall have two year terms, and one of whom shall have a three year term.

The rent Leveling Board is hereby granted, and shall have and exercise, in addition to other powers herein granted, all powers necessary and appropriate to carry out and execute the purposes of this ordinance including, but not limited to, the following:

EXHIBIT A-3

Section 6.1 The Rent Board shall recommend rules to the Township Committee, who will adopt regulations governing the operation of the Board and its powers.

6.2 To supply information and assistance to landlords and tenants to help them comply with the provisions of this ordinance.

6.3 To hold hearing and adjudicate applications from landlords for additional rental as determined by Section 8 of this Ordinance.

6.4 To hold hearings and adjudicate applications from tenants for reduced rental as determined by Section 9 of this Ordinance.

6.5 The Rent Leveling Board shall give ten (10) days written notice of a hearing to both landlord and tenant.

Section 7. In the event that a landlord cannot meet his mortgage payments and maintenance he may appeal to the Rent Leveling Board for increased rental. The Board may grant the landlord a hardship rent increase to meet these payments.

8. During the term of this ordinance the landlord shall maintain the same standards of service, maintenance, furniture, furnishings, or equipment in the housing space and dwelling as he provided or was required to do by law or lease at the date the lease was entered into or the landlord provided at the time of the enactment of this Ordinance.

8.1 An individual tenant or a class of tenants who are not receiving substantially the same standards of service, maintenance, furniture, or furnishings or equipment may have the Rent Leveling Board determine the reasonable rental value of the housing unit or dwelling in view of this deficiency. The tenant or class of tenants shall pay the reasonable rental value as full payment for rent until the landlord proves that the deficiency has been corrected.

EXHIBIT A-4



Section 9. No landlord shall after the effective date of this ordinance charge any rents in excess of what he was receiving from the effective date of this ordinance except for increases authorized by this ordinance.

Section 10. The owner of housing space or dwelling being rented for the first time shall not be restricted in the initial rent he charges. Any subsequent rental increases, however, shall be subject to the provisions of this ordinance.

Section 11. A violation of any provision of this ordinance shall be punishable by a fine not to exceed \$1,000.00.

Section 12. This ordinance being necessary for the welfare of the Township and its inhabitants, shall be liberally construed to effectuate the purposes thereof.

Section 13. If any provision of this ordinance or the application of such provision to any person or circumstances is declared invalid, such invalidity shall not affect other provisions or applications of this act which can be given effect, and, to this end, the provisions of this act are declared to be severable.

Section 14. This ordinance is to take effect immediately upon passage and publication as required by law, and shall remain in full force and effect for a period not to exceed three (3) years at which time said ordinance shall be reviewed and considered by the governing body and if not extended, shall terminate.

\*\*\* Second and final reading October 16, 1972.

\*\*\* Publication in the Home News on October 20, 1972

EXHIBIT A-5

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED  
"AN ORDINANCE TO REGULATE, CONTROL AND  
STABILIZE RENTS AND CREATE A RENT LEVELING  
BOARD WITHIN THE TOWNSHIP OF NORTH BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY" Adopted October  
16, 1972.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE  
TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, as follows:

1. Section 2 of the aforesaid Ordinance is hereby  
amended as follows:

"Section 2. Establishment of rents between a landlord  
and a tenant to whom this act is applicable shall hereafter be  
determined by the provisions of this Ordinance. At the expiration  
of a lease of a periodic tenant, no landlord may request or  
receive a percentage increase in rent which is greater than the  
difference between the Consumer Price Index 90 days prior to  
the expiration of termination of the lease and consumer price  
index at the date the lease was entered into from said tenant."

2. Section 4 of the aforesaid Ordinance is hereby  
amended as follows:

"Section 4. Any landlord seeking an increase in rent  
shall notify the tenant of the calculations involved in computing  
the increase, including the Consumer Price Index at the date of  
entry of the lease, the Consumer Price Index 90 days before the  
expiration of the lease, the allowable percentage increase and  
the allowable rental increase."

3. This ordinance is to take effect immediately upon  
passage and publication as required by law.

\*\*\* Second and final reading June 18, 1973

\*\*\* Publication in the Home News on June 22, 1973

EXHIBIT B.



AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED  
"AN ORDINANCE TO REGULATE, CONTROL AND STABILIZE  
RENTS AND CREATE A RENT LEVELING BOARD WITHIN  
THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX  
COUNTY, NEW JERSEY."

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP  
OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY,  
as follows:

SECTION 1. Section 1.4 is hereby deleted.

SECTION 2. Section 2 is hereby amended in its entirety  
to read as follows:

Section 2.1. Establishment of rents between a land-  
lord and a tenant to whom this act is applicable shall  
hereafter be determined by the provisions of this Ordinance.  
At the expiration of a lease of a periodic tenant, or at  
the termination of a lease of a periodic tenant, no land-  
lord may request or receive a percentage increase in rent  
which is greater than 5.5% of the existing rent.

Section 2.2. Only one such rental increase can be  
exactd upon any one tenant within any one year at any one  
dwelling unit.

SECTION 3. Section 4 is hereby amended in its entirety  
as follows:

Any landlord seeking an increase in rent shall notify  
the tenant of the calculations involved in computing the  
increase.

I, EDNA L. SWANSON, clerk of the Township of North  
Brunswick, do hereby certify that the above is a true  
and correct copy of an ordinance adopted at a regular  
meeting of the Township Committee of the Township of

North Brunswick held on

*Sept 3, 1974*

*Edna L. Swanson*

EDNA L. SWANSON, CLERK

EXHIBIT C-1

This amendment shall be applied to the Rental of  
Housing Spaces as they existed on September 1, 1974.

I, EDNA L. SWANSON, clerk of the Township of North  
Brunswick, do hereby certify that the above is a true  
and correct copy of an ordinance adopted at a regular  
meeting of the Township Committee of the Township of

North Brunswick held on

Sept 13, 1974

*Edna L. Swanson*

EDNA L. SWANSON, CLERK

EXHIBIT C-2