

CA -

Sayreville

1975

- Answers # 8 - 76 - foggs w/ continued numbers on
Rider 1

* missing pages

pgs. 11

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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.

If the information sought is essential the plaintiffs are respectfully referred to the Treasurer of Middlesex County, Administration Building, Kennedy Square, New Brunswick, N.J., where all public records may be inspected, analyzed, tabulated, etc. during regular business hours, regarding county employees and likewise the State offices regarding state employees.

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).

No official tabulation has been made by the Borough of Sayreville of the total acreage in each zoning category and the areas presently used up and the areas still vacant.

It is conceded that there are substantial amounts of areas zoned Industrial which might (Continued on Rider No. 1 annexed)

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).

See answer set forth in Rider No. 1 annexed hereto and made a part hereof.

(b) Multi-family structures.

See answer set forth in Rider No. 1 annexed hereto and made a part hereof.

(c) Planned unit or other cluster developments.

See answer set forth in Rider No. 1 annexed hereto and made a part hereof.

(d) Mobile home sites.

See answer set forth in Rider No. 1 annexed hereto and made a part hereof.

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).

See answer to interrogatory No. 10 set forth in Rider No. 1 annexed hereto and made a part hereof.

(b) Multi-family structures.

See answer to interrogatory No. 10 set forth in Rider No. 1 annexed hereto and made a part hereof.

(c) Planned unit or other cluster developments.

See answer to interrogatory No. 10 set forth in Rider No. 1 annexed hereto and made a part hereof.

(d) Mobile home sites.

See answer to interrogatory No. 10 set forth in Rider No. 1 annexed hereto and made a part hereof.

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.

12. (Continued)

- (a) The Borough of Sayreville has a statutory Planning Board.
- (b) The Planning Board is made up of 13 members.
- (c) The Mayor, the Chairman of the Roads Committee and the Borough Engineer are all members of the Planning Board.
- (d) In addition to the foregoing the only outside employee of the Planning Board is E. Eugene Cross Associates, 235 Livingston Avenue, New Brunswick, N. J., who have been retained as official Consultants in connection with the formulation of the Master Plan and its implementation.

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.

There are no state or federal subsidized housing units either existing or planned at this time.

(a) State whether the municipality ever affirmatively encouraged or assisted in the provision of subsidized housing.

Sayreville never affirmatively encouraged or discouraged subsidized housing.

(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.

(b) (Continued)

This defendant does not know of any official body which may have met for the purpose of discussing subsidized housing.

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.

This defendant knows of no written record of any meetings, contact or correspondence by this municipality or its officers or agents regarding Sayreville's housing needs except as they may have been incidental to informal applications pending before the Planning Board.

If more accurate or detailed records are desired by the plaintiffs they are referred to the Planning Board directly for this information.

See answer set forth in Exhibit No. 3 annexed hereto.

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.

Sayreville does have a Rent Control Ordinance, which was adopted on or about June 6, 1973 and amended by Ordinance #1122 adopted on or about June 20, 1973.

As to the balance of the question, this defendant respectfully submits that it is not material or germane to the issues in this suit and to the extent that it is the requirements of

15. (Continued)

furnishing this data are unreasonable and would amount to a burdensome harrassment.

The ordinance in question is a matter of public record and may be secured directly from the Borough Clerk, Municipal Building, Sayreville, N.J. The Minutes of the meetings at
(Continued on Rider No. 1 annexed)

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.

No such moratorium has been in effect in Sayreville since the date specified.

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.

Yes. The condition has been in effect for over 50 years, It affects inter alia the Borough Clerk and Borough Treasurer and is imposed by statute.

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.

The Borough of Sayreville does not have any tabulation of each commercial, industrial or other business establishment having 15 or more employees and therefore cannot list the number of employees engaged by each of such entities.

It is believed that the following are the only industries having 15 or more employees:

E.I. DuPont de Nemours & Co., Parlin Section
Hercules Powder Co., Parlin Section
National Lead Co. (N-L), Chevalier Ave., Sayreville
Sunshine Biscuits Co., Bordentown Ave., Sayreville
New Jersey Steel & Structural Corp., Lower Sayreville
Pfizer Co., (formerly Quigley Co.) Old Bridge Section
Essex Chemical Corp., Lower Sayreville
Fine Organics, Inc., Lower Sayreville

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

Sayreville has no fair housing or anti-blockbusting ordinance.

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.

See answer set forth in Exhibit No. 3 annexed hereto. Sayreville has always taken steps to encourage industry and has in fact a commission entitled "Sayreville industrial Commission". However, they have not undertaken any specific steps to bring industries to the community except for an occasional advertisement in some special editions of publications in the area.

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.

Attached hereto and made a part hereof and marked Exhibit No. 2 is a copy of the current zoning Ordinance. No proposed amendments are pending at this time.

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.

Every effort is made to have the zoning map kept as current as possible and is maintained by either the Borough Clerk or the Secretary to the Planning Board and copies can be obtained by contacting either one, but preferably the Borough Clerk, at a cost of \$2.00 a piece. See answer set forth in Exhibit No. 3.

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.

Sayreville has adopted a Master Plan prepared by E. Eugene Cross Associates of 235 Livingston Avenue, New Brunswick, N.J., the borough's official planner. Copies of same should be available by contacting either the Borough Clerk or the Secretary to the Planning Board. The Master Plan itself will indicate the date of its preparation, scope of same and to what date is has been brought up-to-date. See answer set forth in Exhibit No. 3 annexed.

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;

See answer set forth in Exhibit No. 3 annexed hereto. No such official study has been made or is in the planning area other than such data as may be available at the office of E. Eugene Oross Associates, the official planner, except a study made by a committee representing the Senior Citizens Club of Sayreville March 1972 to March 1973. This committee appointed by the Borough Council, made a brief report to the Governing body approximately one year later, which is on file in the Boro Clerk's.

(b) The condition and amount of existing housing stock;

See answer set forth in (a) above.

(c) The inception of programs relating to code enforcement;

See answer set forth in (a) above.

(d) The requirement for residential densities, floor space, bedroom ratios, and mobile homes within the municipality;

See answer set forth in (a) above.

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

See answer set forth in (a) above.

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

See answer set forth in (a) above.

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

See answer set forth in (a) above.

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;

No federal state, or county agency has made any such study to the knowledge of this defendant, except as it may have been done collaterally by the Middlesex County Planning Board.

Reference is made directly to the Middlesex County Planning Board for such additional information as you may require.

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

Reference is made directly to the Middlesex County Planning Board for such additional information as you may require.

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

Reference is made directly to the Middlesex County Planning Board for such additional information as you may require.

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

Reference is made directly to the Middlesex County Planning Board for such additional information as you may require.

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.

No such assistance received pertaining to housing. Any such assistance received would have been with reference to the acquisition of parks under Green Acres or Open Space under the federal statutes, as well as projects covering sewer and water and other essential utilities.

See answer set forth in Exhibit No. 3 annexed hereto and made a part hereof.

RIDER NO. 1Answer to Interrogatory No. 3:

Up until 1950, or 25 years ago, this municipality had very few or no new homes being built here. At that time the total population was approximately 10,000.

Beginning in or about 1950 a number of developments were constructed here.

In the intervening 25 years this community has seen the advent of approximately 15 to 20 different low and middle income housing developments and the approximate value of each has not been categorized, segregated or analyzed.

However, it is estimated that the existing housing prior to 1950 would practically all fall into the \$15,000 or under category.

It is estimated that the houses built in the new developments since 1950 would range in value between \$25,000 to over \$35,000 at the present day values although the costs at the time of construction were very much lower.

See answer set forth in Exhibit No. 3, annexed hereto.

Answer to Interrogatory No. 4:

The information sought on the four sizes of multi-family units and the rental range therein is not available to this defendant from any public source. So far/^{as}this question is concerned, it would require the borough to use its existing manpower to accumulate this data and the question is therefore unreasonable, harassing and burdensome.

It is respectfully suggested that the plaintiffs contact the several apartment house complexes and secure this information directly.

The only multi-family units of any size are the following:

Skytop Gardens, Inc. - approx. 376 units

Crestview Apartments - approx. 160 units

See answer set forth in Exhibit No. 3 annexed hereto.

Continuation of Answer to Interrogatory No. 9:

appear vacant but in actuality such acreage is owned and maintained by the large industries and are necessary to either protect them in their present operations or provide such additional areas as might be deemed necessary for their future expansion through the years.

The Borough feels that the interests of the community and the county, as well as this region of the State of New Jersey, will be best served by providing vacant acreage for these industries to provide adequate employment upon which the economic life of the community, county and region depends.

Continuation of Rider No. 1

Continuation of Answer to Interrogatory No. 9:

With reference to acreage in the Residential Zones R-7, R-10 and R-20, this defendant says that they are estimated to be between 1,000 and 2,000 acres, a substantial part of which might fall in the category of P.U.D. (Planned Unit Development). As you know, P.U.D. provides for a balance mix of residential, commercial, industrial and open space.

Answer to Interrogatory No. 10:

This defendant has not maintained any tabulated record of proposed or requests for amendments to the Zoning Ordinance from January 1, 1970 to the present date setting forth the information that you seek.

This defendant knows of no specific proposals for large scale housing developments which have been definitely turned down in that period but would say that there are probably two or three applications for P.U.D. approval which are in their preliminary stages and have not formally come before the Planning Board, the Board of Adjustment or the Governing Body.

For more specific information the plaintiffs are referred to the Planning Board, whose records are public and who may have this information available.

See answer set forth in Exhibit No. 3 annexed hereto.

Continuation of Answer to Interrogatory No. 15:

which said ordinance was considered and adopted are also matters of public record and may be inspected at the Borough Clerk's Office at any time during regular business hours.