

CA - Woodbridge

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interrogatories and the township's answers

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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:  
ARTHUR BURGESS, Esq.  
1 Main Street  
Woodbridge, New Jersey 07095

DEMAND is hereby made of the defendant TOWNSHIP  
COMMITTEE OF THE TOWNSHIP OF WOODBRIDGE 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.

See Attachment # 1

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.

See Attachment # 2

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

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

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

(d) Over \$35,000

See Attachment #'s 3 & 4

Figures taken from 1970 census-not available from property tax rolls.

4. Provide the number of multi-family units in each of the following rental categories and ranges. See Attachment # 3 & 4

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. 382

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. The Township of Woodbridge has had an active program of Code Enforcement since the late 1960's so that widespread deterioration of residential units has not occurred. Our Bureau of Housing, however, estimates that approximately thirty (30) dwelling units are in sub-standard condition (below\*).

7. Provide for each department in the municipality the number of municipal employees by job category, race, and annual salary or hourly wage. Will be supplied within 20 days.

6.\* at present. Of these, approximately twenty (20) are occupied, and ten (10) are vacant.

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. Will be supplied within 20 days.

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 attachment # 9

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. This information is a matter of public record and is not categorized by the Township.

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

(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.  
See attachment # 11

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

(b) Multi-family structures.

(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.

See Attachment # 12. As to their source of authority, they are appointed by State Statutes.

12. (Continued)

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.

To be supplied within 20 days.

(a) State whether the municipality ever affirmatively encouraged or assisted in the provision of subsidized housing. Yes, see attachment # 13-A

(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. Since the Township of Woodbridge dates back to 1669 and since records on this type of information have not been kept, answering this question is impossible.

(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. Richard Lapinski, as director of Planning & Development, has had several conversations between his office and various staff members of the Middlesex County Planning Board with regard to this municipality in the area-wide housing need. To the best of his knowledge, no written correspondence resulted from these meetings, and they took place over a period of approximately two years on an informal and widely separated basis. He notes, however, that a conference was held between him, Joe Higgins, Bart Carhardt, our consultant, and Doug Powell, Middlesex County Planning Director in New Brunswick on Wednesday, January 8, 1975 at 10:00 a.m. to discuss the area-wide housing needs as expressed in several County publications as would relate to our Community Development Act Housing Assistance Plan. Mr. Powell indicated that a variety of housing allocations could be developed based on the several formulae used by the County in evaluating Woodbridge's particular need situation. He then indicated several alternative ways of addressing these needs in light of their requirements of the new Community Development Act of 1974. Mr Lapinski does not anticipate any difficulty which cannot be overcome with respect to meeting these requirements and developing a Housing Assistance Plan consistent with the goals of the Act.

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.

Yes, to be submitted within 20 days.



15. (Continued)

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. Yes, a moratorium on multi-family construction was put into effect on July 3, 1973. A copy of the moratorium as well as the resolution establishing a special committee to study future housing needs is attached. In Addition, a copy of the final recommendation to Municipal Council is included (See Attachment # 16). We note that the recommendation essentially supports the 1970 Master Plan in its multi-family housing projections.

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.

To be supplied within 20 days.

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.

Because of the size, nature, and extremely large number of establishment within the municipality, no records are kept of this information .

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

To be supplied within 20 days.

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. Currently, there are no official steps to encourage industry to locate in this municipality; but until 1971, there was a full-time paid Industrial Commissioner who did have a separate office and staff to encourage industry to locate in this municipality. After 1971, the position was relegated to a part-time effort with no salary. The part-time position is not filled at this point in time.

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. The Township does have a Zoning Ordinance originally developed in 1960 and amended over the years on many occasions. We have now run out of all copies of the ordinance. Identify the location of the official zoning (See Attached 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. The Official Zoning Map of the Township of Woodbridge is presently contained in the Department of Planning and Development. I note, however, that a new, smaller scale Zoning Map has been prepared and will be adopted on Second Reading on February 18, 1975, and will be included in the new printing of the new Zoning Ordinance. Copies of this map are immediately available, however, in the Office of the Division of Planning in Town Hall in Woodbridge. 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. The Township of Woodbridge does have an officially adopted Master Plan. This document was prepared by Eugene Cross Associates and adopted by the Planning Board on July 1, 1970. The entire Master Plan consists of nine (9) separate Master Plan Studies prepared from the time period extending from January of 1967 through August, 1968. The titles of the nine reports are as follows:

1. Preliminary Introduction
2. Preliminary Land Use Analysis\*  
(See Attached)

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: To be submitted within 20 days.

(a) The need for housing within the municipality;

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

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

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

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

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

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

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. To be submitted within 30 days.

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

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

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

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

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.

See Attachment # 26

#1.

POPULATION BY RACE (1970 CENSUS)

<u>TOTAL</u>	<u>WHITE</u>	<u>NEGRO</u>	<u>OTHER</u>
98,944	96,424	2,206	314

FAMILY INCOME LEVELS (1970 CENSUS)

INCOME IN 1969 OF FAMILIES AND UNRELATED INDIVIDUALS

Families	24,836
Less than \$1,000	218
\$1,000 to \$1,999	286
\$2,000 to \$2,999	338
\$3,000 to \$3,999	362
\$4,000 to \$4,999	428
\$5,000 to \$5,999	486
\$6,000 to \$6,999	833
\$7,000 to \$7,999	1,289
\$8,000 to \$8,999	1,669
\$9,000 to \$9,999	1,867
\$10,000 to \$11,999	4,266
\$12,000 to \$14,999	5,497
\$15,000 to \$24,999	6,352
\$25,000 to \$49,999	886
\$50,000 or more	59
Median Income	\$11,260
Mean Income	\$11,439
Unrelated Individuals	3,094
Median Income	\$ 5,276
Mean Income	\$ 5,614
Families and unrelated individuals	27,930
Median Income	\$11,028
Mean Income	\$11,456

#3.

OWNER-OCCUPIED AND VACANT-FOR-SALE SINGLE-FAMILY HOUSES BY VALUE RANGES

(1970 CENSUS DATA) (TOTAL - 20,066)

<u>Under \$15,000</u>	<u>\$15,000 - \$24,999</u>	<u>\$25,000 - \$34,999</u>	<u>\$35,000+</u>
1,073	11,274	6,507	1,212

#4.

RENTER-OCCUPIED AND VACANT-FOR-RENT HOUSING UNITS, BY MONTHLY RENT RANGES (1970 CENSUS DATA)

<u>Less than \$100</u>	<u>\$100 - \$149</u>	<u>\$150 - \$199</u>	<u>\$200 - \$299</u>	<u>\$300 &amp; over</u>	<u>No Cash Rent</u>
1,290	1,979	1,630	318	10	247

(TOTAL - 5,474)

RENTER-OCCUPIED UNITS BY NUMBER OF BEDROOMS (1970 CENSUS)

<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Total</u>
147	3,110	1,544	614	38	37	5,490

\*NOTE: Difference in totals unexplained; figures derived from two different census tables.

\*NOTE: Unable to correlate rental ranges and type of unit.

#9.

<u>ZONE</u>	<u>TOTAL ACRES</u>	<u>% DEVEL.</u>	<u>ACRES DEVEL.</u>	<u>ACRES VACANT</u>
R-40	638	90	574	64
R-10	220	85	187	33
R-7.5	1,390	80	1,112	278
R-6	3,640	90	3,276	364
R-6A	160	98	157	3
R-5	<u>620</u>	<u>95</u>	<u>590</u>	<u>30</u>
	6,668	88	5,896	772
B-1	148	98	145	3
B-2	198	98	194	4
B-3	672	90	605	67
B-4	<u>197</u>	<u>80</u>	<u>158</u>	<u>39</u>
	1,215	91	1,102	113
ORE-1	198	80	159	39
M-1	3,233	70	2,263	970
M-1.5	841	65	547	294
M-2	<u>2,043</u>	<u>70</u>	<u>1,430</u>	<u>613</u>
	6,117	69	4,240	1,877
TOTALS:	14,198	80	11,397	2,801

\* 650 Acres of Raritan River and Arthur Kill not included.



EXISTING SUBSIDIZED HOUSING UNITS

	<u>Woodbridge Gardens</u>	<u>Olsen Towers</u>	<u>Stern Towers</u>	<u>Cooper Towers</u>
Type:	Low Income Family	Senior Citizens	Senior Citizens	Senior Citizens
Location:	Bunns Lane, Woodbridge	New Bruns- wick Ave., Fords	Brook St., Woodbridge	Oak Tree Rd., Iselin
Number of Units:	150	75	60	75
Efficiencies:	-	25	10	25
One Bedroom Units:	24	50	50	50
Two Bedroom Units:	82	-	-	-
Three Bedroom Units:	34	-	-	-
Four Bedroom Units:	10	-	-	-
Racial Composition: (By family)	139-White 10-Negro 1-Philip- pino	All White	All White	All White
SOURCE OF FUNDS:	Federal Government HUD	Federal Government HUD	Federal Government HUD	Federal Government HUD
Date of Initial Occupancy:	July, 1952	June, 1966	April, 1964	June, 1966

\*NOTE: Another Senior Citizens Building is proposed on Rahway Avenue, Woodbridge - Total of 80 units (70 efficiencies, 10 one-bedroom). Date on which construction will begin, and the date of occupancy are not known at this time.

WHEREAS, the Township of Woodbridge last adopted a comprehensive zoning ordinance on or about October 1960; and

WHEREAS, there is presently under study and evaluation a new comprehensive zoning ordinance; and

WHEREAS, there is being appointed "a Housing Study Committee" to investigate and determine the impact of multi-family dwelling units upon the environment and the relationship of these uses to comprehensive zoning ordinances under consideration; and

WHEREAS, comprehensive studies must be undertaken to enable the Township of Woodbridge to plan intelligently and effectively;

NOW, THEREFORE, BE IT RESOLVED BY THE Municipal Council of the Township of Woodbridge in the County of Middlesex, State of New Jersey, pursuant to the authority conferred by Revised Statutes 40:55-30 et. seq. of the State of New Jersey, and the amendments thereof and supplements thereto, as follows:

SECTION 1. Commencing on the date of the adoption of this Resolution and until October 1, 1973 no application shall be accepted for building permit issued for the approval or construction of any multi-family dwelling unit which is defined as a building used or designed as a residence for three (3) or more families living independently of each other including, but not limited to, Garden Apartments, Hi-rise Apartment, Apartment Houses, Apartment Hotels, Town Houses and Condominium Houses.

ADOPTED: July 3, 1973

Certify that the above is an exact and true copy of the Resolution adopted by the Municipal Council of the Township of Woodbridge at their regular meeting held on JUL 3 1973

Joseph V. Valenti  
Joseph V. Valenti  
Municipal Clerk

The Special housing study committee of the Township of Woodbridge at the direction of the Municipal Council has, since July 17th, met on a regular basis to discuss both the past effects of multi-family housing in the community and the likely future impact of such continued development. After careful consideration of all facts brought to the attention of the Committee, and after detailed analysis and consideration, the Committee unanimously supports the following conclusions:

1. There is an established need for housing in the Township of Woodbridge, as well as in the metropolitan area in general.
2. Based upon the established need mentioned above, additional housing would, therefore, be desirable in Woodbridge.
3. Additional housing is favored only where its construction will not aggravate present problems or overtax existing resources.
4. The Committee is in general agreement with the types and locations of additional housing as represented in both the 1970 Master Plan and the Proposed Zoning Ordinance.
5. It is recognized that the appropriate Municipal Departments and Agencies will continue to review each application, on its own merits, in order to determine the full potential effect of any specific development request. Their expertise in the various technical aspects of any proposal which they review has been demonstrated in the past, and we anticipate will continue in the future.

The aforementioned conclusions are the result of an exhaustive review of the issues involved with the assistance of the Department of Planning & Development and the appropriate Department Heads within the Municipality. Some of the factors which went into the formulation of the above conclusions follow:

CONCLUSION #1

The general shortage of housing stock in the area has simultaneously resulted in an inflationary trend in single-family housing prices which have effectively excluded low to moderate income persons in Woodbridge from relocating within the municipality. This situation has especially affected those persons in the young married category and Senior Citizens no longer wishing to maintain a single-family

house. An update of the 1970 Census Statistics on Income for Woodbridge residents has substantiated this situation by indicating that a substantial portion of all families now living in the Township of Woodbridge could not afford the monthly charges for the purchase of the average single-family house at today's market value. This fact effectively prevents the mobility of residents many within the municipality.

#### CONCLUSION #2

Since it was clearly established that there does exist a need for additional housing in the Township, it is the concensus that it would be desireable to satisfy this need. It was the opinion of the Committee that the municipality does have the responsibility to provide, at a minimum, the framework for the provision of such additional housing.

#### CONCLUSION #3

The Committee has reviewed the potential affects of major land development on both existing facilities and resources. It was determined that new growth may be permitted only when these potential detrimental effects are taken into account during application to the municipality, and eliminated.

#### CONCLUSION #4

The Committee is aware of the shortage of undeveloped land in the Township; we, therefore, recommend that housing be given a high priority in determining the use of this remaining vacant land. Careful analysis of both the 1970 Master Plan and Proposed Zoning Ordinance has indicated that the aforementioned goals of providing a variety of housing types have been provided for. The predominant growth area as indicated on both of these planning documents will be those lands in and around the Claypit section of the Township. The relatively high accessibility of these lands and the lack of conflicting land uses make these properties the logical choice for balanced growth where the cautions indicated in Conclusion #3 are followed.

CONCLUSION #5

The Committee was exposed to the administrative procedures involved in the review of each application for major land use. Various departments of municipal government are responsible for areas of technical concern which they must review, analyze and report on to the various decision-making bodies (Planning Board, Board of Adjustment, and Municipal Council).

This Special Housing Study Committee was made up of citizens from various walks of life in the community. This diversity of background added a varied and comprehensive approach to the problems posed to this Committee. Much insight into the factors which make up a major land use decision was gained and the unanimity of our conclusions was achieved after broadminded analysis of the facts placed before the group.

\_\_\_\_\_  
Martin Cocozza, Chairman

\_\_\_\_\_  
John Bolen

\_\_\_\_\_  
Merry Mendelson

\_\_\_\_\_  
Edward Keating

\_\_\_\_\_  
Sylvester Hart

\_\_\_\_\_  
Joseph Ostrower

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Robert Goodman

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Theodore Liscinski, Jr.

\_\_\_\_\_  
Milton Goldsmith

Attachment # 21\* this ordinance, and have prepared a revised ordinance, and have prepared a revised ordinance which includes all amendments to date. This ordinance is expected to be adopted by Council on Second Reading on February 18, 1975, and immediately thereafter, copies will be printed for public distribution. We shall forward a copy of said ordinance as soon as it is prepared.

Attachment # 23\*

3. Physical Characteristics
4. Preliminary Population Analysis
5. Preliminary Economic Analysis
6. Preliminary Circulation and Transportation
7. Preliminary Community Facilities and Services
8. Fiscal Analysis
9. Preliminary Neighborhood Analysis Housing Conditions and Urban renewal Recommendations

One bound volume of all of these preliminary studies is available at the office of the Director of Planning and Development in Town Hall, 1 Main Street, Woodbridge.