

CA - Woodbridge

Oct. 28, 1975

Plaintiff's Request for Admission made by P's of
Woodbridge

pg. 10

CA002198G

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134 Evergreen Place
East Orange, New Jersey 07018
201-677-1400

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OCT 28 1975

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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

vs.

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

Defendants.

Civil Action

REQUEST FOR ADMISSION

TO:

Arthur Burgess, Esq.
1 Main Street
Woodbridge, New Jersey 07095

Plaintiffs hereby make Request for Admissions
pursuant to R. 4:22, et seq:

CA002198G

1. Does defendant admit that now, or at any time since January 1, 1974, its municipal zoning ordinance contained the following provisions:

a. that no provision is made for mobile homes

other than as nonconforming uses?

Admitted, except that it is to be noted that a separate trailer park ordinance, passed on October 30, 1959, treats trailers as permitted uses in trailer parks.

b. that in the R-40 zone, the minimum lot width

Admitted,
is 150 ft.?

Admitted.

c. that in the R-40 zone, the minimum gross floor area is 2,000 sq. ft.?

Admitted.

d. that in the R-10 zone, the minimum gross floor area is 1,000 sq. ft.?

Admitted.

e. that in the R-75 zone the minimum gross floor area is 1,000 sq. ft.?

Admitted.

f. that in multi-level structures and garden apartment developments 80 percent of the dwelling units must be one bedroom or efficiency?

Admitted.

g. that in multi-level structures and garden apartment developments no more than 20 percent of the units may be two bedroom apartments?

Admitted.

- h. that in multi-level structures and garden apartment developments three bedroom or larger apartments are prohibited.

Admitted.

- i. that in multi-level structures and garden apartment developments, the maximum number of occupants per unit is limited to three persons in one bedroom apartments and four persons in two bedroom apartments?

Admitted.

2. Does defendant admit that as of January 1975, it had 2,801 vacant acres?

Admitted.

3. Does defendant admit that as of January 1975, it had 1,877 vacant acres zoned for industry? Admitted. However, it is to be noted that the Middlesex County Master Plan calls for 687 acres of public open space land to be required in Woodbridge Township for both 1985 and again in 2000. It should be pointed out that the vast majority of publicly owned open space lands lie in industrial zones.

4. Does defendant admit that the Middlesex County Master Plan projects that total acreage needed by Woodbridge to accommodate existing and projected industrial uses by the year 2000 is 934.

See attached shett.

Question No. 4.

Admitted; subject to the following proviso: The question does not truly reflect the status of industrial property in Woodbridge. The figure of 934 acres merely reflects the County's projection of needed acreage for the year 2000 for manufacturing industries. The Township maintains that wholesale industries, transportation and utilities, mining, and finally government uses should also be included in these statistics. The total acreage demands as projected by Middlesex County for the years 1967, 1985, and 2000 including all of the aforementioned industrial and related categories are as follows:

	<u>1967</u>	<u>1985</u>	<u>2000</u>
Manufacturing	547.1	794.5	933.6
Wholesale	381.3	931.9	1,159.2
Transportation, etc.	845.9	1,071.6	1,237.5
Mining	-	56	8
Government	592.0	626.0	775.0
	<u>2,366.3</u>	<u>3,480.0</u>	<u>4,113.0</u>
	acres	acres	acres

As can be clearly seen from the above chart, both the 1985 demand of 3,480 acres and the year 2000 demand for 4,113 acres is far in excess of the figures mentioned in the admissions. Note also that practically all new multi-family residential development takes place on land zoned for light industrial purposes in this municipality since we do not have a separate zone for multi-family housing. The mere utilization of industrially zoned land for multi-family housing would clearly substantiate the acreage we indicated as developed in our first answers to the interrogatories, dated in the Fall of 1974. A copy of the appropriate page which indicated our developed acreage is attached.

#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.

5. Does defendant admit that its public housing authority has not built units for non-elderly families since 1952?

Admitted.

6. Does defendant admit it has four public housing projects?

Admitted.

7. Does defendant admit that of its four public housing projects:

a. one low income family project of 150 units is occupied by 139 white families, 10 black families, and one Philippino family? Denied; there are 138 white families, 11 black families, and 1 Philippino family.

b. one senior citizen project of 75 units is occupied by all whites?

Admitted.

c. one senior citizen project of 60 units is occupied by all whites?

Admitted.

d. one senior citizen project of 75 units is occupied by all whites?

Admitted.

8. Does defendant admit that its 1970 minority population was 2,206 black, 591 Spanish-speaking and 314 other minority?

Admitted.

9. Does defendant admit that its black population increased from 1,201 to 2,206 during 1960-1970?

Admitted.

10. Does defendant admit that its population increased from 78,846 to 98,944 during 1960-1970?

Admitted.

11 Does defendant admit that a substantial portion of its developable land is readily amenable to sewer and water utility installation?

See attached.

12. Does defendant admit that there are no peculiar circumstances which require maintenance of the zoning and other land use regulations listed in 1 above? If this is denied, list such peculiar circumstances and provide a summary of the facts supporting such circumstances.

See attached.

Question 11.

Defendant admits that a portion of its developable land is amenable for sewer and water utility installations if sufficient money is available to provide for same. However, it should be pointed out that some tracts have no sewers and because of the characteristics of the land, including level and soil type, are economically prohibitive.

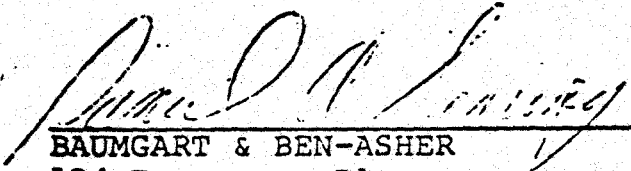
Further, plant capacity to handle sanitary sewer drainage will not be available for at least two to three years in the future. The federal regulations have mandated a regional solution to sewer installation and development; and therefore, Woodbridge is unable to develop and proceed until the neighboring towns in this multi-jurisdictional plan have completed their work.

There is a regional treatment plant being developed and Woodbridge is locked into the plan concerning the use thereof. In addition, there are two claypit areas where there is a problem with run-off water and development in these areas and are properly contingent upon making provisions for protecting other areas from a run-off water resulting from the clay pit area development.

Moreover, a large part of the undeveloped land in Woodbridge is in a flood plains area; thus, while portions of the developable land remaining in Woodbridge are amenable to sewer and water utility installation, they may not be economically feasible for installation of sewer and water utilities.

Question No. 12.

- a. Admitted, but Woodbridge provides a variety of housing; also, there is a lack of suitable residential land available for mobile homes.
- b. Admitted, except that certain lots in the R-40 Zone do not have sewers and consequently the area is needed for sanitary and health considerations.
- c. Admitted, but as in B, above, this is based on health consideration. The R-40 Zone comprises a relatively miniscule portion of the lands existent in town, approximately 10%; and it is felt that the R-40 Zone provides a small segment of the community's needs as to housing in this area.
- d. Admitted; however, this comprises approximately 3% of the residential lands.
- e. Admitted; however, this comprises approximately only 1,390 acres.
- f. Admitted.
- g. Admitted.
- h. Admitted; however, the physical development of the area demands some sort of control on population so as to provide for orderly parking, site design, open areas, and the requisite sanitary systems.
- i. Admitted; but this is based on health code considerations.


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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 willfully false, I am subject to punishment.

DATED: _____
