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Cranbury

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Memo on
A Mt. Laurel II's Builders Kenedy Project
on Cranbury

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CA 002221D

MOUNT LAUREL II'S BUILDERS' REMEDY IMPACT ON CRANBURY
HISTORIC DISTRICT:
SUMMARY STATEMENT

The recent Builders' Remedy implementation based on the Mount Laurel II decision was adjudicated without the body of fact concerning Cranbury's State and National historical significance. The said decision states that:

1. Fair share housing allocation be consistent with the State's development plan.
2. Municipalities not be arbitrarily included or excluded.
3. The primary function of the decision is to determine where growth should be encouraged or discouraged.
4. State and County governmental offices have the right to bring before the (Supreme) Court any new bodies of fact by January 1, 1985 and in three year increments after that date.
5. The Court has the right to review this new information by trial court when: a). expert testimony is given involving impact on municipal (county, state and national) interests of greater importance, and; b). when environmental (historical) or other substantial planning concerns are clearly contrary to sound land use planning.
6. Areas should be considered unsuitable for high-growth housing where there are substantial environmental constraints.
7. The decision should not result in substantial environmental degradation.
8. The fair share allocation should be calculated with concern to environmental conservation.
9. The Court's intent is not to make any municipality subject to the same growth area as found in the county or a demographic mirror image of the region.

The Township of Cranbury is a three hundred year old community located in south Middlesex County, New Jersey. Cranbury village was placed on the State Register of Historic Places in 1979 and on the National Register in 1980 with a total of 218 structures now listed. Cranbury is a small community of approximately 1999 residents with an economy based on active farming, small retail establishments and office/research employment. The Historic District's nomination to the State and National Registers included the following statements of significance: "Cranbury is the best preserved 19th century village in Middlesex County. While there are many small... villages...in New Jersey, few are in such an undisturbed environment as that of Cranbury. Cranbury embodies the hopes and aspirations of the nation in the mid-19th century. Optimism, faith, and reasoned growth are part of what Cranbury represented and continues to represent." (emphasis added)

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The Builders' Remedy ruling will have the following housing impacts on Cranbury:

1. 4080 units are to be built by 1990 (816 low-moderate income quota). The original Mount Laurel decision called for a total of eighteen units as Cranbury's fair share allocation.
 - a. All Builders' Remedy plans call for high density apartment complexes, condominiums and/or townhouses which will be the exact opposite of the existing historic infrastructure.
 - b. Project density ranges from five to ten-plus units per acre. This density will destroy prime (preserved) Class I, II, and III agricultural soils and will encapsulate the Historic District with only a fifty-foot setback between the new development and the district.

This Builders' Remedy will have the following adverse impacts:

1. The existing population which controls impacts on the district will be overwhelmed by a seven-fold increase in population. This increase will occur in less than five years and will jeopardize the existing restraints on the village due to the lack of state enabling legislation for local historic preservation ordinances.
2. Physical damage to historic structures will be caused by vibrations carried from the development sites through the hydrologically sensitive agricultural soils. (These vibrations travel laterally.)
3. Remedies will cause radical change to the economic environment inside the village's business district. Either of the following scenarios are likely to occur:
 - a. Development of a subregional shopping facility will draw shoppers from the central business district thereby causing a decline in the commercial vitality of the existing small retail shops.
 - b. If pressure is placed directly on the central business district for increased services and goods to support the new population, existing stores will be inadequate. This will affect the commercial area by destroying existing small retail shops as demand increases for larger stores, and; destroying contiguous housing as the demand for larger parking facilities increases.

Both scenarios will affect the existing shop owners and spell the destruction of their economic base.

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The Builders' Remedy will have the following adverse impacts on the present infrastructure and support services:

1. Increased traffic will necessitate larger intersections, road widening and will cause additional vibration damage.
2. If this new body of fact regarding the village's significance is not presented to the Court and acted upon prior to December 15, 1984 (due to Christmas recess), Cranbury will be grandfathered in the existing decision, precluding any future modification of the Builders' Remedy (see reference to preliminary State Development Guide Plan used as an appendix to the Mount Laurel II decision. Note the absence of information regarding the historical significance of Cranbury).

This body of fact presentation to the Court is to be accomplished in the following manner:

- A. A Critical Issues Fund emergency grant applied for through the National Trust for Historic Preservation, Washington, D.C. and to be matched by regionally-raised funds. Total amount to be approximately 25,000⁺ dollars and will be allocated to gather the following team:

State and Nationally recognized preservation attorney.
Regional land use attorney
Certified regional planner
Certified engineer
Certified preservationist

An advisory group consisting of a representative of the developers, a representative of the Civic (Urban) League of Greater New Brunswick, and local Cranbury residents and businessmen will be formed to provide input into the expert testimony to be presented to the Court.

This body of facts, by conditions expressed in the Mount Laurel II decision, must provide expert testimony in the following areas:

1. Impact on National Historic District during and after the Builders' Remedy implementation.
2. Impact on local, state and national concerns involving same.
3. Impact on rights of community, regional and state agencies including:
 - a. Township and offices of Cranbury.
 - b. Local citizens groups; preservationists, environmentalists, non-profit housing agency and farmland preservationists, local developers.
 - c. Civic (Urban) League regional office.

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d. Senior Citizens County Office.

e. Developers, New Jersey Builders' Association.

It is hoped that this body of fact will produce the necessary effect required under the Mount Laurel II decision guidelines to remediate the outdated Middlesex County map in the State Development Guide Plan appendix.

This expert testimony must be presented to the Court by December 15, 1984. This informational project has already brought attention of the preservation and environmental concerns of the Mount Laurel II decision to the state legislature's proposed Fair Housing Act and State Planning Act bills. These bills will replace the Mount Laurel II decision with a State development master plan supervised by a board which will follow the planning doctrine expressed in the decision. The project now under consideration will continue to have a positive influence at all governmental levels with regards to environmentally sensitive historic sites. Attached is a list of agencies already involved in this project.


In conclusion, Cranbury Township is a heterogeneous community that already has a non-profit agency involved with building low and moderate income housing. This agency has been in existence for the past twenty years and its efforts were reflected in the original Mount Laurel decision which allocated eighteen low-moderate housing units to Cranbury. The agency is prepared to construct an additional thirty to two hundred units under the Mount Laurel II quota. It is evident that neither the town of Cranbury nor any other agency is in any way attempting to enforce practices that could be construed as being exclusionary. The community firmly believes that all citizens have a right to their fair share of housing as described in the body of the two Mount Laurel decisions.

Report prepared by:

Thomas J. Sadlowski, Chair
Historic Sites, Middlesex County

Richard S. Walling
New Jersey Preservation Consultant

William L. Bunting Jr., Esq.
President, Cranbury Landmarks, Inc.



The following is a list of offices contacted for the purpose of creating the Cranbury CIF grant (to generate the new body of fact). These offices have requested continual update and promised to provide expertise, additional information, etc.

Gary Hume
Carol Shawal
Department of the Interior
Parks Department
Office of the National Register

Robert Perry
J. Gill
Office of New Jersey Heritage
New Jersey DEP

Tom King
Don Klima
Advisory Council on
Historic Preservation
Department of the Interior

Commissioner Helen Fenske
Environmental Resources
New Jersey DEP

Bernie Bush, Executive Director
New Jersey State Historical Comm.

Constance Beaumont
National Trust for
Historic Preservation

Harry Pozycki, Esq.
Author of State legislative
bills FHA, SPA, etc.
Metuchen, New Jersey

Donna Harris
Mike May
Mid Atlantic Office,
National Trust for Hist. Pres.

Assemblyman Frank Pelly
Majority Whip
District 12
New Jersey State Assembly

Congressman Matthew Rinaldo
Chief Caseworker Louise Maus
12th District
New Jersey

Assemblyman Joseph Bocchini Jr.
District 14
New Jersey State Assembly

Congressman Chris Smith
New Jersey

Assemblyman Joseph Patero
District 14
New Jersey State Assembly

U.S. Senator Frank R. Lautenberg
Legislative Assistant Tom Howarth

U.S. Senator William Bradley
Special Projects Assistant
Mark Ebbin

Commissioner Thomas Sadlowski
Chairman of Historic Sites
Middlesex County, New Jersey

con't

CONTACTED OFFICES

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Dr. E. Chandler
Mr. Roy Epps
Civic (Urban) League of Greater New Brunswick

Mr. Allen Felsenburg
Assistant Secretary of State
New Jersey

Grace Hagedorn
New Jersey State Historic Council and Trust

F. Stone, Congressional Aide
Congressman Gillman, New York

Commissioner Renna
Assistant Commissioner Sidney Willis
New Jersey Department of Community Affairs

Phi J. Cocuzza, Executive Director
Anthony Pizzuilla, Assistant to Ex. Director
New Jersey Builders Association

Mary Jane Post
Meadows Foundation
Somerset County, New Jersey

Paige L'Hommadieau Foundation
Mr. L'Hommadieau

Thomas J. Sadlowski
Chairman of Historic Sites
Middlesex County
145 Hardenburg Lane
East Brunswick, New Jersey 08816
October 14, 1984

Constance E. Beaumont
Program Officer Financial Services
National Trust for Historic Preservation
1785 Massachusetts Avenue N.W.
Washington, D.C. 20036

Dear Connie;

In the packet you will find the information necessary to qualify Middlesex County's MCCHOSO founding member (Cranbury Historical and Preservation Society) as a viable extension to my Commission and to the preservation of privately and publicly owned local, state and national historic sites.

1. MCCHOSO has been a standing committee of our Commission since 1980.
2. MCCHOSO was accepted as a pilot project by the State of New Jersey to further preservation in the State.
3. MCCHOSO has held two major projects to date:

Preservation Experience I
Preservation Experience II

and is now working on Preservation Experience III for 1985. to help in New Jersey tourism and the Delaware Raritan Canal celebration.

4. MCCHOSO has won three awards to date:
 1. State award for project,
 2. National award for project,
 3. National award Preservation Experience I poster.
5. MCCHOSO now has active members from twenty of the twenty-five municipalities throughout the County. Cranbury is a founding member and presently active member through its two agencies; 1. Cranbury Historic and Preservation Society, and; 2. Cranbury Landmarks, Inc.
6. Below is a list of agencies involved to date in MCCHOSO projects:

Office of New Jersey Heritage
New Jersey Tourism Office
Gate Way Tourism Office
New Jersey State Historic Trust

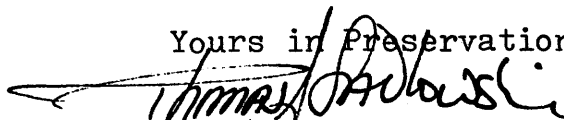
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Mid Atlantic Office, National Trust for Hist. Pres.
National Trust for Historic Preservation
National Endowment for the Humanities
New Jersey Committee for the Humanities
Deleware Raritan Canal Commission
Route One Poets
New Brunswick Tomorrow
Office of the Governor, New Jersey
New Jersey Secretary of State's Office
New Jersey Green Acres
The Cultural Center, City of New Brunswick
New Jersey Historic Commission
New Jersey Historical Society
Meadows Foundation
Paige L' Hommadieau Foundation
Middlesex County Parks
College
Freeholders
Planning Department
HUD Committee
Engineering Office
Handicapped Office
Senior Citizens Office
Green Thumb Project

I hope you will find the enclosed material helpful in determining the founding members' (Cranbury's non-profit members in MCCHOSO) eligibility for the grant.

Yours in Preservation



Thomas J. Sadlowski
Chairman of Historic Sites
Project MCCHOSO

P.S. I will be speaking at the Fifth Annual Local Historian's Conference to bring this information to the attention of these state-wide groups. The Conference will be held on Oct. 24, 1984 and permission was given by New Jersey Historical Commission Executive Director Bernie Bush on Oct. 12, 1984.

MIDDLESEX COUNTY CULTURAL AND HERITAGE COMMISSIONERS

- Dr. Richard G. Durnin Historian and Educator, New York City University
Founder and Art Advisor for Norway Art Gallery,
Maine. Art Collector
50 Chester Circle, New Brunswick, N.J. 08901
- Dr. Eric B. Chandler Educator, Civil Rights as a Field Representative
For Compliance and Education. Ass't Chief Bureau
of Education
100 Memorial Pkwy. Apt. 1-D, New Brunswick, N.J.
08901
- Estelle Goldsmith Music and Art from: The Juilliard School of
Music, Manhattan School of Music and Metropoli-
tan Museum of Art. Music Teacher. Founder and
Director of Concert Assoc., Arts and Music Admin-
istration in East Brunswick, Preservation, Heritage
and Conservation
43 Sullivan Way, East Brunswick, N.J. 08816
- Don H. Salsky, Esq. Attorney at Law, Preservationist, Trea-
surer to and Legal Advisor to the Met-
lar Museum, Piscataway (a State-owned
National Historic Site).
- John E. Fedynyshyn Southeastern Massachusetts University
Rutgers University - N. J. Dept. of Community
Affairs - Perth Amboy Arts Administration
184 Water St. Apt. D-3, Perth Amboy, N.J. 08861
- James E. McGreevey, Esq. Attorney at Law, interest in the Arts
and Education. Middlesex County Teen
Arts Festival and State Teen Arts Fes-
tival.
- Thomas J. Sadlowski Educator, Jersey City State College
Carribean Symphony Orchastra, First violin
Scenic Designer - theater work. Hudson Symphony,
Founder and Educator of St. Croix School of the
Arts, Friends and Chairman of Board of Metlar
House Museum. Wood sculpture
1426 Dogwood Drive, Piscataway, N.J. 08854
- Dr. Harris I. Effross Writer, Author of several publications
Middlesex County Bicentennial Committee
Middlesex County College Liberal Arts
Member, New Jersey State Board of
Ethics.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

OFFICE OF NEW JERSEY HERITAGE

CN 402 ON,HH-184-03

TRENTON, N.J. 08645

(609) 292 2028

1 October 1984

Mr. Thomas J. Sadlowski
Chairman of Historic Sites
Middlesex County
145 Hardenburg Lane
East Brunswick, NJ 08816

Dear Mr. Sadlowski:

In response to your inquiry about the State Development Guide Plan, I can give you the following information.

The Plan was prepared by a professional and technical staff funded from two sources. One source was the State's appropriation for State and regional planning to the Department of Community Affairs. The federal source was the United State Department of Housing and Urban Development's Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended, and distributed through the New Jersey Department of Community Affairs.

The departmental unit that prepared the Plan was dissolved in April 1983.

Sincerely,



Jonathan Gell
Principal Environmental Specialist

JG:i



CRANBURY
HISTORICAL & PRESERVATION
SOCIETY

October 15, 1984

Mr. Thomas J. Sadlowski
Chair of Historic Sites and Preservation
145 Hardenburg Lane
East Brunswick, New Jersey 08816

Dear Chair:

For your information I am one of the founders and an active member in MCCHOSO, a coalition of Middlesex County historic organizations and site owners, accepted in 1980 as a county project. I am also an Active Member of the National Trust for Historic Preservation.

I believe that your proposed project, the ultimate presentation of expert testimony on the impact of Mount Laurel II on historic and environmentally-sensitive areas to the New Jersey Supreme Court is a viable one.

Very truly yours,

Betty Wagner
(Mrs. William D. Wagner)
President

158 North Main Street, R.D.2
Cranbury, New Jersey 08512

August, 1984

PETITION

We, the undersigned, hereby petition our representatives in the New Jersey State Legislature to consider the dilemma of Cranbury Township and to take the necessary action to initiate and support legislation that would enable such rural and historic municipalities as Cranbury to achieve reasonable growth, preserve farmland and protect the historic nature of its village.

1. Cranbury Township is a small municipality of less than 2,000 residents which cannot realistically absorb such growth as required by the court (a sevenfold increase in the Township's population in 6 years!), and which is also trying to preserve prime agricultural lands and protect its historic district.

2. Cranbury enacted a new master plan prior to the last Supreme Court decision on Mt. Laurel. That plan, and the implementing zoning ordinances, provide that Cranbury will permit approximately 1,500 housing units, of which 300 could be low and moderate income, to be erected in Cranbury over the life of the master plan - the next six years. In addition, these ordinances are also designed to preserve approximately 3,500 to 4,000 acres of prime agricultural land and at the same time protect the village area of the Township. Some 218 major buildings in our central district have been placed on the National and State Historic District Registers.

3. Both the Mount Laurel decision itself and the Municipal Land Use Law specifically declare the court's and legislature's concern for agricultural preservation. Judge Serpentelli's order, however, imposes such drastic numbers on Cranbury that the Township's efforts to preserve both its farmland and the character of its historic district will be substantially impeded, if not destroyed, in the interest of providing builders' remedies.

4. We believe that the transfer of development credit mechanism recently adopted in Cranbury is an appropriate way of preserving the rural character of the community, and we urge the Legislature specifically to authorize municipalities to adopt such procedures.

NAME

ADDRESS

30 Fawn Circle
Berkeley Heights, N.J.
07922
Oct. 14, 1984

To whom it may concern:

I am writing in support of the application of preservation groups in Cranbury, N.J. for a grant from the National Trust for Historic Preservation's Critical Issues Fund. As I understand the situation, the grant would be used for the preparation and presentation of information to the New Jersey Supreme Court re the impacts on Cranbury of the Court's landmark Mount Laurel II zoning decision.

In the absence of other guidelines, Mount Laurel II relies on the 1980, now outdated, State Development Guide Plan, which allows for environmental concerns but does not recognize such outstanding features of the built environment as the Village of Cranbury, a National Register Historic District. Without the input to the Court, before the Dec. 15, 1984 deadline, that the Critical Issues grant would provide for, the rural setting of this picture-book village could, and almost certainly would, be replaced by dense development. This development would not only destroy the setting that enhances the village but would also have detrimental effects on the historic district proper. Instead of the near-perfect village admired not only by preservationists but by the public at large, Cranbury could become a ghost-town.

Expert testimony from preservation interests re Mt. Laurel II is essential to protect Cranbury and other historic districts in similar situations. This testimony could also be useful in introducing preservation concepts into pending legislation that is resulting from Mount Laurel II, and could have impacts in fair housing cases beyond New Jersey's boundaries.

Now, in the midst of the uncertainties and confusion still surrounding Mt. Laurel II, despite one somewhat clarifying decision (Warren Township) is the time to act to protect preservation concerns. The Cranbury case offers a golden opportunity!

I should say that I have long been an advocate of fair housing and having watched the inaction following New Jersey's Mount Laurel I decision believe that Mount Laurel II was a necessity. I do not believe Mount Laurel II was intended to destroy historic resources.

I have been a member of the National Trust and a contributor for approximately 20 years, am an officer and trustee of the New Jersey Historic Trust and the Historical Society of Berkeley Heights and belong to Preservation New Jersey and Preservation Action. I am also a former local planning board member and former president of the Berkeley Heights League of Women Voters.

Through my preservation activities, I have known several of the persons involved in forwarding this application since 1979. I know them to be dedicated preservationists generous with their time and money in the cause of preservation. I also know that they share my interest in fair housing.

Thank you for your attention to this letter.

Very truly yours,

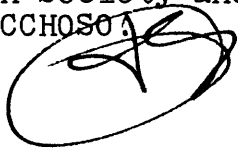
Grace Hagedorn

Grace Hagedorn
(Mrs. Fred B. Hagedorn)

II. SUMMARY OF PROJECT:

This project will hopefully modify the present Builders' Remedy to lessen the environmental impact on this National Historic District. To implement this modification, as allowed under the Mt. Laurel II decision, we propose to engage a panel of experts and a supporting advisory council, to produce a body of fact to be presented to the Supreme Court for review of its decision. This review is provided for in the Court's decision and must be presented by Dec. 15, 1984 (due to the Christmas recess). The introduction of this new body of fact is the only avenue to buffer the destructive affects of the present Builders' Remedy on the National Historic District. This is the only method allowed by the Mt. Laurel II decision as Cranbury will be tied to the decision and will not be affected by the proposed replacement bills currently in the State legislature (these replacement laws include the State Planning Act which will establish a State Master Plan and the Fair Housing Act which will create a council to use the doctrine of the Mt. Laurel II decision). This new information is and will be infused into the new State legislation (which will replace the Mt. Laurel II decision); this process is beginning to be accomplished prior to this grant application. Further, the body of information will be used to inform and guide communities that have present and future potential for involvement with similar concerns.

A determination as to any excess funds has been made by the applicants. Any funds remaining after all experts have been paid and expenses met will be directed towards preservation activities in the National Historic District of Cranbury, under the direction of the Cranbury Historical and Preservation Society and Cranbury Landmarks, Inc. with guidance from MCCCHOSA



V. PROJECT DESCRIPTION:

The project will consist of engaging a group of experts who will present Cranbury's case to the Superior Court of New Jersey and the New Jersey Supreme Court for their review. This panel is necessary because during the town's trial no expert testimony dealt specifically with the environmental impact on the Historic District of the decision of the Court. No information on environmental historic impact was given by State or regional (county) offices. No environmental or historical information on the national status of Cranbury's Historic District is, or was present when the preliminary State Development Guide Plan growth areas were established.

To remedy this omission of fact, the Mt. Laurel II decision allows the right to introduce new bodies of fact that have (or can prove) adverse environmental impact on the Mt. Laurel II developer suits. Information must be received by the Court no later than January 1, 1985; this date has been moved up to Dec. 15, 1984 due to Christmas recess.

To produce this body of fact, the Cranbury Historical and Preservation Society and Cranbury Landmarks, Inc., both non-profit organizations joined in the efforts of regional, national agencies and private groups concerned with Cranbury's preservation. These two local organizations will serve as a funding nucleus to support the creation of a core of experts and an advisory panel for the production of this new body of fact.

The flow chart depicts the existing and proposed organization of this project. The components of the chart are as follows:

ADVISORY GROUPS:

Preservation

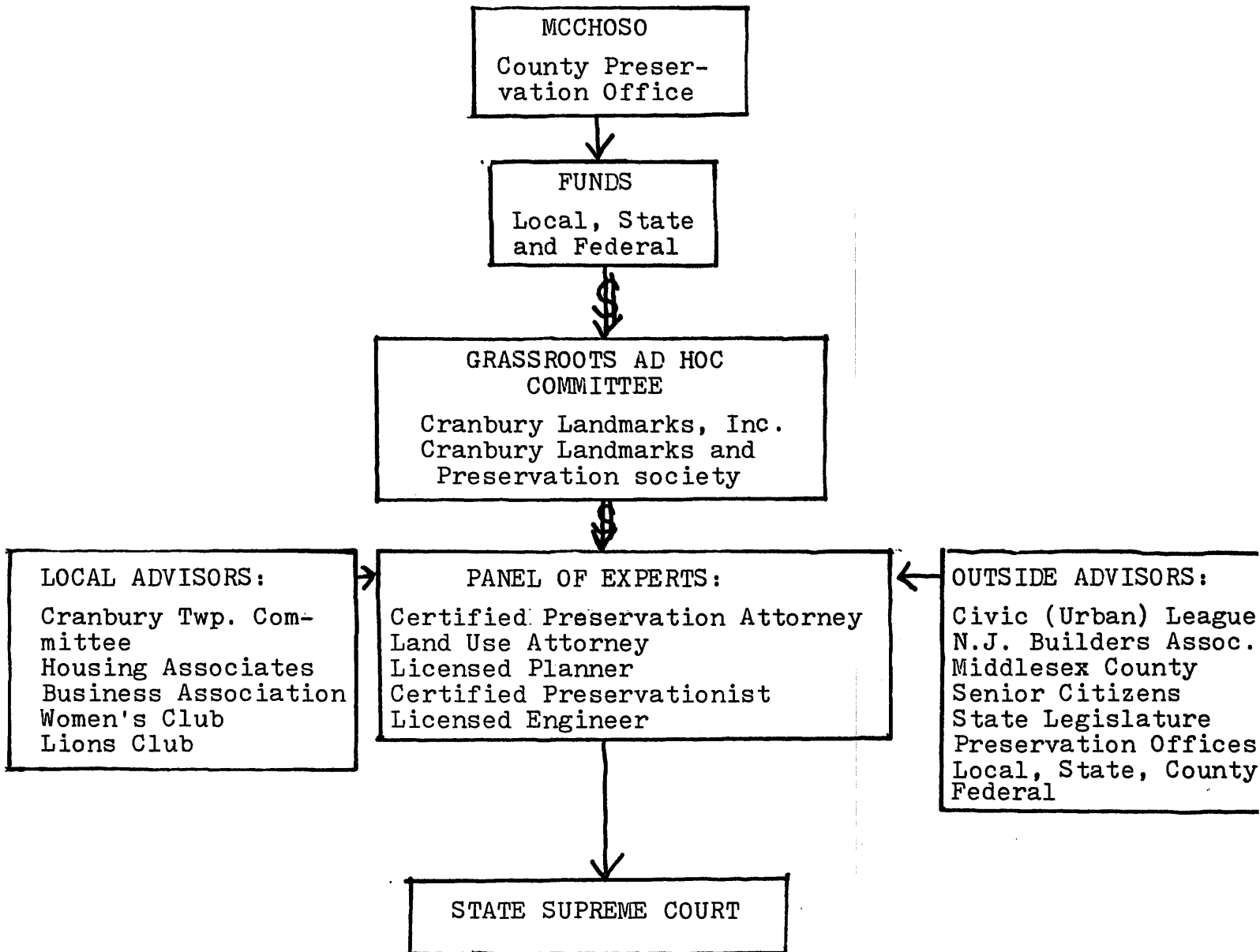
Local: Cranbury Historical and Preservation Society and Cranbury Landmarks, Inc. will serve as the core groups holding monies, hiring experts and acting as advisors to the panel.

County: Chairman of Historic Sites through MCCHOSO; was the initial contact organization and will continue to be advisory to the joint agencies listed above and the panel of experts.

State: Office of New Jersey Heritage will continue to supply information as needed and as a contact with the State Historic Trust.

Historical Commission will provide media access and contact with the State Historic Trust.

PROJECT FLOW CHART



PROJECT DESCRIPTION

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Federal: Mid-Atlantic Office, National Trust for Historic Preservation will continue to act as support service and as expert advisors.

National Trust for Historic Preservation, same as the Mid-Atlantic office and as a funding source (CIF grant of \$12,500) for expert testimony and presentation of body of fact.

Advisory Council on Historic Preservation, Department of the Interior, will monitor activities of use of federal funds that will have an adverse impact on this national historic district.

Preservationist involved with project to date: M. Pane, D. Salsky, Wm. Bunting, B. Wagner, J. Sadlowski, R. Walling, D. Harris, C. Shawal, T. King, D Klima, G. Hagedorn, E. Chandler, M. J. Post.

Other Outside Groups

Civic (Urban) League of New Brunswick will act as advisor to panel of experts regarding low-moderate income housing. Contacts are Roy Epps and Dr. E. Chandler.

New Jersey Builders Association will act as advisor to panel of experts regarding effect on developers. Contacts are Phil J. Cocuzza, Executive Director and Anthony Pizzuillo.

Middlesex County Senior Citizens will act as experts to the panel of experts regarding needs for senior citizens low-moderate housing.

Local Advisors

The following bodies and groups will serve as active advisors to the panel of experts; Cranbury Township Mayor and Committee, Cranbury Housing Associates, Business Association, Woman's Club, Lions Club.

PANEL OF EXPERTS:

This group will be formed through funds raised from local, regional and National Trust sources. The panel will be receiving information from the advisory council and the panel will formulate the new body of fact. The panel will consist of:

Certified Preservation Attorney Michael Pane (see entry 11)

Land Use Attorney Harry Pozycki (see entry 11)

Licensed Planner

PROJECT DESCRIPTION

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Certified Preservationist Richard Walling (acting as temporary advisor, see entry 11)

Licensed Structural Engineer (being sought)

Based on the flow chart and the component description, we hope that the produced body of fact will have a definite impact on the final implementation decision of the Mt. Laurel II trial court. The body of fact will also be used in future legislation that will be affecting environmentally sensitive areas in the region and State. Any funds remaining after all experts have been paid and expenses met will be directed towards preservation activities in the National Historic District of Cranbury, under the direction of the Cranbury Historical and Preservation Society and Cranbury Landmarks, Inc. with guidance from MCCHOSO.

To summarize, the project (which will be in-part funded by the CIF grant) will have a primary and two secondary outcomes. The major purpose of the project is to modify the existing Builders' Remedy allocation of 4080 units to a new number which will not adversely affect the Historic District. The secondary purposes include the introduction of preservation-related concerns into new and proposed legislation and to share the factual findings with other agencies and the public through an aggressive public information campaign. Our efforts to date have already had an impact on the inclusion of preservation issues in new State bills and the State Historical Commission has made a commitment to publicize the Cranbury project and its outcome.

A handwritten signature in black ink, consisting of a stylized, cursive letter 'R' followed by a horizontal line and a loop.

Proposed Budget Cranbury CIF Grant:

Certified Preservation Attorney	
75 hrs. @ \$80. (45. National Trust/35. Local)	\$6,000.
Certified Historic Preservation Consultant	
40 hrs. @ 80. (45/35)	3,200.
Licensed Engineer	
23 hrs. @ 80. (45/35)	1,840.
Land Use Attorney	
75 hrs. @ 80. (45/35)	6,000.
Licensed Planner	
64 hrs. @ 80. (45/35)	5,120.
Court Fees and transcripts (local matching funds)	1,500.
Clerical, copying, supplies (local matching funds)	1,340.
	<u>1,340.</u>
	\$25,000.
Cranbury CIF Grant Total:	\$12,465.
Local Matching Funds Total:	<u>12,535.</u>
Total Project Budget:	\$25,000.*

In-Kind Expenses and Funds Incurred Prior to Grant Application
CIF, National Trust for Historic Preservation:

Professional In-Kind Services:

Don Salsky, Esq.	15 hrs. @ \$80.00	\$ 1,200.
Michael Pane, Esq.	15 hrs. @ 80.00	1,200.
William Bunting, Esq.	15 hrs. @ 80.00	1,200.
Richard Walling, Preservation Consultant		
	70 hrs. @ 80.00	5,600.

Non-Professional Inkind Services

Tom Sadlowski	110 hrs. @ 10.00	1,100.
June Sadlowski	50 hrs. @ 10.00	500.

Expenses:

Travel	Airfair to Washington, D.C. Oct. 9.	440.
Phone		80.
Car	415 miles @ 18¢	81.
Copying		50.
Postage		20.
Personal Expenses		140.
Misc.		50.
In-Kind School Professional Days (2)		260.

Total: \$11,921.

XII. PROJECT EVALUATION

The proposed methods of evaluating the project will be three-fold: 1) actual buffering affect on the Mt. Laurel II's Builders' Remedy decision on Cranbury based upon the new body of fact produced by the panel of experts. 2) This body of information will be injected, and has been injected, into the formation of the following State legislative bills; Assembly bills 591 and 666, the State Planning Act and the Fair Housing Act. This infusion of information has been under the guidance of:

Assemblyman Frank Pelly, District 12
Assemblyman Joseph Patero, District 14
Assemblyman Joseph Bocchini, Jr., District 14
Assistant Commissioner Sidney Willis, Department of
Community Affairs
Harry Pozycki, Esq., Legislative Author

3) The publication of the factual findings of this project is to be done by, and for the benefit of, the following agencies:

Middlesex County Cultural and Heritage Commission
Office of New Jersey Heritage
State Historic Council and Trust
State Historical Commission
Department of Community Affairs
Mid-Atlantic Office, National Trust
National Trust for Historic Preservation, Washington, D.C.

A final report will be presented to the National Historic District one year from the date of its involvement. This report will include all three evaluation methods and a projection of future impacts from the following agencies:

Cranbury Landmarks, Inc.
Cranbury Historical and Preservation Society
Middlesex County Cultural and Heritage Commission
Office of New Jersey Heritage
New Jersey Historical Commission
New Jersey Department of Community Affairs

XIII. METHOD OF SHARING INFORMATION

The proposed methods of sharing information of this project correspond with Item number 12 of this application. In addition to a comprehensive media campaign in the State and region, the following agencies will be contacted as an informational service and for use in their respective publications:

Cranbury Township and civic organizations
Middlesex County Cultural and Heritage Commission
Office on the Handicapped
Senior Citizens
all other departments and offices

Office of the Governor
State Legislature
Department of Environmental Protection; Environmental Resources
Office of New Jersey Heritage
State Historic Council and Trust
Historical Commission
Department of Community Affairs

Department of the Interior
National Park Service
Federal Advisory Council on Historic Preservation
National Trust for Historic Preservation
Mid-Atlantic Office, National Trust

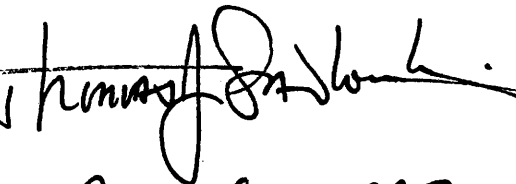
Civic (Urban) League of Greater New Brunswick
New Jersey Builders' Association
Historical Society of New Jersey
Local and County Historians
Association of New Jersey Landmark Commissions
other appropriate interest groups

Application prepared by:

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In this packet you will find underlined in the body of the Mt. Laurel I and II decisions the areas that have affected Cranbury, and also avenues for remediation.

NOTE: Avenues for remediation found in Head Notes:

page 183	Section 88, 89, 90, and 92
166	24, 25
167	28, 30

NOTE: Deadline for new body of fact is January 1, 1985 (this has been moved up to Dec. 15, 1984 due to Christmas Recess).
Head Notes:

page 166	Section 24, 25
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NOTE: Only appendix to Mt. Laurel I and II is the preliminary State Development Guide Plan maps (predates the placement of Cranbury Historic District on the National Register).

NOTE: On the State Development Guide Plan map, Cranbury lies in three zones; 1) limited growth, 2) agricultural preservation and 3) growth area (the Historic District lies in the middle of this area).

NOTE: Environmental concerns (including historic preservation) expressed in Head Notes:

page 163	Section 14
164	15, 16
165	20
168	32
169	35 - 37
170	38
171	45
175	63
177	67
180	79
185	101, 102
186	103, 105
187	111
189	118
191	128
192	129
193	134