

CA-Piscataway

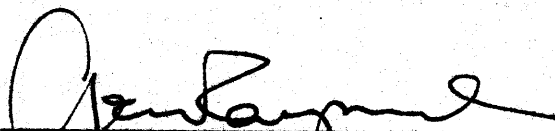
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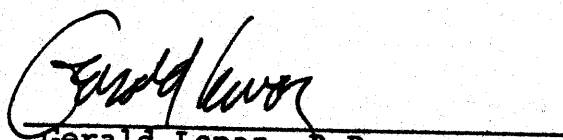
Planning Report: Outline of Mount Laurel II Compliance Mechanism  
for Piscataway Township, New Jersey

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Planning Report  
Outline of Mount Laurel II Compliance  
Mechanism for  
Piscataway Township, New Jersey

  
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License No. 552

  
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License No. 1250

May 29, 1984

Revised--May 31, 1984

Prepared for the  
Sudler Companies  
Newark, New Jersey

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CONCLUSION

The following analysis, as summarized in Table 1, shows that, given the acceptability of the various suggested components of a total compliance mechanism by the municipality and the Court, Piscataway Township is able to comply with its actual fair share obligation. It can do this without using industrially zoned land upon which it will have to rely for revenues with which to meet the costs associated with sudden, large scale, dense residential development that will include a substantial proportion of affordable housing.

Table 1

SUMMARY OF LOW AND MODERATE  
INCOME FAIR SHARE HOUSING THROUGH 1990

	<u>Low Income Units</u>	<u>Moderate Income Units</u>
1. Existing rental garden apartment credit (Table 2)	--	677 <i>691</i>
2. Establishment of a revolving fund to rehabilitate existing dilapidated housing		153
3. Existing married student family housing credit (Table 3)	1,163 <i>1171</i>	
4. Implementing a new senior citizen project on 9.4 acre tract (#53 on Piscataway Township vacant land -- see index map)	75	75
5. Vacant land rezoning (Table 4)		
a. Suitable High Density Residential Sites	753 <sup>(A)</sup> - 920 <sup>(B)</sup>	753 <sup>(A)</sup> - 921 <sup>(B)</sup>
b. Marginal High Density Residential Sites	118	118
 SUB-TOTAL	 2,109-2,276 <i>2117-2284</i>	 1,776-1,944 <i>1790 1958</i>

TOTAL Low/Moderate Unit Range

3,885-4,220

*3907-4242*

(A) Density not exceeding 10 units/acre on any site.

(B) Density of 15 units/acre on selected sites -- See Table 4.

SUMMARY OF PISCATAWAY TOWNSHIP'S MOUNT LAUREL OBLIGATION<sup>1</sup>

Reallocated Excess Need

Excess Need, 11-County Region	35,014
Total Allocated to Piscataway	672
To be included in six-year fair share (1/3)	224

Prospective Need

2,481

Total Prospective and Reallocated Present Need

2,705

Add 3% for vacancies

81 (a)

Total Fair Share

2,786

Indigenous Need

376(b)

(a) The "Consensus methodology" adds a 20% surcharge to the aggregate fair share of the reallocated excess present need and the prospective need to compensate for the probability that some communities will be unable to accommodate their fair share due to land shortages. Throughout the development of that methodology Piscataway was used as the prime example of the reason for the need of the 20% surcharge if none of the aggregate need were to remain unprovided for. Under the circumstances, it does not seem to be appropriate to increase the Township's real fair share only to have to then "compromise" on a lesser number. It seems much more logical to only set forth the municipality's actual "fair share" and attempt to accommodate it within the realm of feasibility.

(b) See discussion of Indigenous Need, infra.

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<sup>1</sup>Based on Fair Share Report, Urban League v. Carteret, by Carla L. Lerman--April 2, 1984.

Indigenous Need

Piscataway Township's indigenous portion of the present need consists of the following, (based on the 1980 U.S. Census, Summary Tape File 3A, Tables 111, 117 and 142):

Lacking Adequate Plumbing, not overcrowded		60
Lacking Central Heating (Total)	299	
(less) Room Heater with Flue	171	
Heating Deficient (including overcrowded)		128
Heating Deficient as % of total lacking central heat	57.19%	
Lacking Central Heating and overcrowded	24	
Heating Deficient and overcrowded	24 x 0.5719 =	14
Heating Deficient, not overcrowded		114
Overcrowded, with adequate plumbing and heating (including heaters with flue)		271
Overcrowded, lacking adequate plumbing		4
Overcrowded, lacking adequate heating		10
Total Overcrowded		285
Total Deficient		459 <sup>2</sup>
Indigenous Need (Total Deficient x .82)		376 <sup>2</sup>

To bring out some characteristics of various components of the Township's indigenous need that are relevant to the fashioning of an appropriate compliance mechanism, the above is tabulated as follows:

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<sup>2</sup>This figure differs from the total in the next table due to rounding.

	<u>Total</u>		<u>Occupied by Mt. Laurel Households</u>
Overcrowded/Standard			
Built Prior to 1940	29 <sup>(1)</sup> x .82	=	24
Built in 1940 or later	242 <sup>(2)</sup> x .82	=	198
Heating Deficient			
Built Prior to 1940	3 x .82		2
Built in 1940 or later	7 x .82		6
Lacking Adequate Plumbing	4 x .82		3
Lacking Adequate Plumbing, Not Overcrowded	60 x .82		49
Heating Deficient, Not Overcrowded	114 x .82	=	<u>93</u>
Total Indigenous Need			375 <sup>3</sup>
(1) Including 5 units with heaters with flue.			
(2) Including 9 units with heaters with flue.			

Units of the type identified above as deficient are not necessarily in need of replacement. Unless the unit is physically dilapidated beyond economical redemption, plumbing and heating deficiencies can usually be corrected. In fact, the availability of subsidies frequently neutralizes even the economic factor (as when financial assistance to the homeowner can be provided under the federal Community Development Block Grant program).

Once a plumbing- or heating-deficient unit which is part of the indigenous need is brought up to standard through rehabilitation, the Mt. Laurel household living in it is provided with "decent housing" and, therefore, it is no longer part of the overall Mt. Laurel obligation. Some households will be undoubtedly required

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<sup>3</sup> See footnote 1, supra.

to pay more than an acceptable percentage of their income for housing (28 percent in owned and 30 percent in rented units). If this should happen, however, those households will become part of the large pool of low- and moderate income households in that category. Evidence cited by the court in a recent oral opinion (Haberman v. the Borough of Hampton, p. 42) suggests that "as many as two-thirds of low- and moderate-income households pay more than 25 percent of their income for housing." As the Court stated in that opinion

"If the Court in Mount Laurel had intended a Mount Laurel obligation with respect to indigenous poor to extend to persons who are occupying adequate housing but who were paying an excessive amount for that housing, it is inconceivable...that the Court would not have said so."

The problem of overcrowded units that are otherwise standard can be corrected by the creation of a sufficient vacancy rate in the lower income housing supply to create mobility, thus providing the larger Mt. Laurel households with the opportunity of finding more appropriate quarters within their means. This view of what needs to be done about standard but overcrowded units seems to be sanctioned by the Supreme Court's stress on the inclusion of resident poor "who now occupy dilapidated housing" (emphasis supplied).

Given that, as detailed below, the satisfaction of Piscataway Township's Mount Laurel obligation will require a major amount of new construction, I do not believe it to be appropriate to



consider the 375-376 units which represent that Township's indigenous need on a par with the fair share of its excess present need and prospective need. The latter must be provided essentially in the form of (additional affordable housing) opportunities. A remedy for Piscataway Township's indigenous need problem should be sought first through a municipal survey of the actual conditions and the mounting of a local rehabilitation or other program tailored specifically to the needs so identified. This is particularly appropriate in a university community such as Piscataway, where much of the total overcrowding of standard units (271, or 72% of the entire indigenous need) may be the result of student rentals of rooms or entire units. It is also particularly appropriate in Piscataway due to the large existing supply of housing that is affordable to moderate-income households and to certain low-income households, where normal turnover can be relied upon to some extent to relieve overcrowding.

Given the large number of units involved, however, the Township may be forced to channel rehabilitation resources (which are bound to be limited) toward the better structures in need of rehabilitation, which may require the replacement of the less salvageable units. Whether, and the extent to which this may be necessary can only be determined as the Township proceeds with the implementation of an appropriate program.

It is also important to stress that, since the Mount Laurel II obligation is a continuing one, it is possible to envisage the re-occupancy of units vacated by those Mt. Laurel households who

move from deficient or overcrowded units into affordable new housing by other low- and moderate-income households of equal size who will be moving into the municipality from elsewhere. This could thus generate an inexhaustible source of "indigenous need" which could only be stemmed by (1) the rehabilitation of the deficient units (if not their complete elimination from the housing supply) and (2) a legally seemingly unattainable prohibition against reoccupancy of any vacated units (or of any other units in the Township for that matter) by more than 1.01 persons per room.

It is to be hoped that a local program directed at the solution of the indigenous need problem will result in all of Piscataway Township's "resident poor" being provided with "decent housing." Since the problem presented by the housing conditions of the resident poor is a moving target over time, however, I believe that a serious and sustained effort to remedy substandard conditions but which, for good and sufficient reasons, falls short of total success would still comply with the Mount Laurel II directive that the municipality assure the provision of decent housing to "at least some part of its resident poor"--(emphasis supplied).

Part of the solution of the problem presented by the need for rehabilitation of physically deficient units in Piscataway is provided by the federally aided Community Development (CD) program administered by the Middlesex County Department of Housing and Community Development. According to information

supplied by that Department, due to its not having used funds available to it in recent years, Piscataway Township has accumulated as much as \$400,000 in "credits" on which it could rely in mounting a rehabilitation program. This fund will be supplemented annually by additional funding from the County's share of the national CD block grant appropriations.

The fund could also be augmented by designing the compliance mechanism to meet that objective. Sudler is prepared to discuss with the Township its possible contribution to a local rehabilitation fund, to be supported by all owners of land zoned similarly to the subject tract.

A rehabilitation fund, as described above, could be set up as a revolving fund for low interest or no interest loans and grants. One of the criteria for eligibility for loans or grants could be the maintenance of the existing rent level with future adjustments subject to the same controls as those applying under the local rent control statute.

### COMPLIANCE MECHANISM

In addition to the possible methods suggested above of satisfying all or a substantial portion of the Township's indigenous need, the following outlines a possible multi-phased approach to the satisfaction of the remainder of the Township's fair share.

#### Vacant Land Suitability Analysis

An affidavit submitted by Allan Mallach, dated May 25, 1984 analyzes a vacant land survey prepared by Piscataway Township (referred to as Exhibit A, affidavit of Bruce S. Gelber, Esq. dated May 1, 1984) which purports to list all vacant parcels remaining in the township. The Mallach analysis establishes three categories of sites and concludes that those sites listed as Category III (1256.93 acres), regardless of their current zoning, are potentially suitable for residential development of multi-family housing at a gross density of 8 to 10 units per acre. Based on this density range Mr. Mallach assumed that the sites in this category could theoretically yield between 10,055 to 12,569 units which, with a 20 percent mandated set aside would produce between 2,011 to 2,514 low/moderate income units.

Based on a field examination of each site's physical attributes and its surrounding environment coupled with a review of the township's master plan, we conclude as follows:

1. The vacant land inventory map is not complete. Certain parcels owned by the State University of New Jersey and designated by its Board of Governors and Board of Trustees

as surplus to its educational needs can be considered available for development. (Two reported vacant sites have been committed, one for residential development at 8-10/acre and one for a hotel/conference center.)

2. Certain sites identified by Mr. Mallach as Category III (suitable for higher density residential development) are very small, infill sites surrounded by established lower density residential communities. These sites if upzoned to 8-10 du/acre, or 2 to 5 times the established surrounding density patterns, run the risk of raising considerable neighborhood objection. Due to the small size of these sites (some having less than 2 acres) it is doubtful whether private developers would find sufficient economic incentive in a relatively low dwelling unit yield to warrant their practical consideration for a Mt. Laurel setaside.
3. Other sites suggested as Category III by Mr. Mallach are environmentally impacted due to their proximity to heavy industrial uses. In one instance a site lies in both Piscataway and an adjoining township. It received preliminary/final site plan approval for conventional multi-family development and is presently partially under construction (Forest Glen).
4. One site (#55) suggested as Category I by Mr. Mallach (not suitable for residential development by virtue of its geographic location and surroundings) is in fact an

excellent choice for multi-family development. It is owned by the State University, was declared surplus and while a portion of it is zoned for a conference center, the remainder (90 acres ±) is quite suitable for residential development.

5. Attached to this report as Table 4 is our listing of vacant sites which are suitable for residential upzoning. Industrially zoned tracts have been excluded since they are reserved to enable the township to continue to produce employment opportunities and to insure tax revenue growth to aid in financing community services necessary to support the future residential development which will be induced by Mount Laurel.

Sites have been identified as being either:

- (1) suitable for high density residential development; or,
- (2) marginally suited for high density residential development.

The "marginally suited" category applies to sites located in proximity to industrial uses or being marginally useable for residential development due to their odd configuration.

Table 4 indicates further that certain sites could be developed at gross densities of 10 units per acre while others are

appropriate for development at a density of up to 15 units per acre.<sup>4</sup> If the 15 unit/acre density will be used, the total capacity of the sites will be 10,383 units or, with a 20 percent set aside, of some 2077 low/moderate income units. If it were deemed unacceptable by the township to rezone any tracts to 15 units per acre and all the selected vacant sites were developed at 10 units per acre, the result would be some 8700 units with 1740 of these being low/moderate income. Numbers lying between the two extremes can be achieved by use of densities between 10 and 15 per acre.

#### Senior Citizens Housing

Site #53 on Piscataway Township's vacant land index map is zoned for senior citizen housing according to the May 11, 1984 revised zoning map. Section 21-7A of the Township's zoning code sets the maximum density for senior citizens housing at 20 units per acre which would produce a 150 unit elderly project. The township has been attempting to secure subsidy funds through Section 202 and other federal/state subsidy programs. It is not unreasonable to assume that before 1990 the project will be fully implemented. If the Township will not be able to secure funding for the 150 unit project by an appropriate deadline, the court-appointed master could report the status to the court and an appropriate course of action would have to be devised.

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<sup>4</sup> It should be noted that most of the municipality's existing multi-family housing has been developed at 15 units per acre and that the existing R-M zoning district permits such a density level.

### Credit for Existing Multi-family Housing Units

The existing garden apartment and married student family housing credit is offered as part of Piscataway Township's compliance mechanism. The existence of local rent control (Table 2) and Rutgers University's ability to maintain low rental levels for married students (Table 3) makes it possible to maintain unit affordability into the future without federal subsidies. By applying realistic annual turnover rates it is possible to project the number of existing units available to new low and moderate income households. These two sources contribute 1862 units (691 existing garden apartment credit and 1171 married student family housing credit) toward the satisfaction of the municipal fair share.



Table 2

EXISTING GARDEN APARTMENTS: MODERATE INCOME  
Dwelling Unit Eligibility 1984

Existing Garden Apartments (rent controlled) <sup>(F)</sup>

Name	Total Units	Two Bedroom	Monthly <sup>(B)</sup> Rental	Moderate <sup>(C)</sup> Monthly Rental Limit	One Bedroom and Efficiency	Monthly <sup>(B)</sup> Rental	Moderate <sup>(C)</sup> Monthly Rental Limit
o Rivercrest Arms	228	60	\$ 590	\$ 553	168	\$ 490	\$ 463
o Mayflower	160	40	\$ 570	\$ 553	120	\$ 490	\$ 463
o Birch View	286	20 <sup>(A)</sup>	\$ 535	\$ 553	96 <sup>(A)</sup>	\$ 465	\$ 463
		14	\$ 610	\$ 553	96	\$ 545	\$ 463
		28 <sup>(A)</sup>	\$ 575	\$ 553			
		32 <sup>(A)</sup>	\$ 555	\$ 553			
o Carlton Club	436	104 <sup>(A)</sup>	\$ 515	\$ 553	158 <sup>(A)</sup>	\$ 440	\$ 463
					174 <sup>(A)</sup>	\$ 400	\$ 463
o Tanglewood Terrace	214	24 <sup>(A)</sup>	\$ 500	\$ 553	96 <sup>(A)</sup>	\$ 400	\$ 463
		24 <sup>(A)</sup>	\$ 515	\$ 553	46 <sup>(A)</sup>	\$ 415	\$ 463
		6 <sup>(A)</sup>	\$ 515 - 530	\$ 553	18 <sup>(A)</sup>	\$ 430	\$ 463
o Ridgewood Gardens	192	100	\$ 600	\$ 553	92 <sup>(A)</sup>	\$ 515	\$ 463
o Royal Gardens	550	136 <sup>(A)</sup>	\$ 535	\$ 553	258 <sup>(A)</sup>	\$ 465	\$ 463
					156 <sup>(A)</sup>	\$ 500	\$ 463
o Princeton Gardens	258	64 <sup>(A)</sup>	\$ 530	\$ 553	148 <sup>(A)</sup>	\$ 450	\$ 463
					46 <sup>(E)</sup>	\$ 425	\$ 387
o Pleasantview Gardens	1,142	290	\$ 604	\$ 553	852 <sup>(A)</sup>	\$ 450	\$ 463
Total Units <sup>(D)</sup>	3,466	942 Two Bedroom			2,524 One Bedroom		
Affordable	2,256	410 Two Bedroom			1,846 One Bedroom		

## Notes:

- (A) Units affordable by moderate income families.
- (B) Rent figures represent January, 1984 levels; also includes extra \$25.00 for monthly electric payment.
- (C) Moderate monthly rental levels were computed by utilizing 85% of U.S. Department of Housing and Urban Development, Income Limits for programs prepared March 1, 1983, Table 20C: 1983 Median Family Income by Low and Moderate Limits, by SMSA and County. This allows for a greater band of tenants to be eligible for moderate income units since it can be assumed that a majority of tenants will have incomes between 70-100% of moderate income ceiling. Based on 85% of the eligible income ceiling, rent including utilities was assumed not to exceed 30% of the eligible household income.

## Examples:

- (1) 4 person, 2 bedroom moderate income level for Middlesex County of  
 $\$26,000 \times .85\% = \$22,100 \times .30\% = \$6,630/12 = \$553.00$
- (2) 2 person, 1 bedroom moderate income level for Middlesex County of  
 $\$21,800 \times .85\% = \$18,530 \times .30\% = \$5,559/12 = \$463.00$

- (D) Assuming an annual turnover rate of 5% which would essentially provide "new" housing opportunities to moderate income families, a total of 2,256 moderate rent control units will contribute 677 moderate income units between 1984-1990 toward the satisfaction of the municipal fair share. Affordability of the 2,256 units has been and will continue to be, maintained by rent control which has been in effect since 1972/73. Historically, rent increases have been tied to the CPI. In the last few years the resulting adjustment has been below that which would have resulted from the annual income adjustments advanced by HUD.
- (E) All 46 are efficiency units, and thus not affordable to one-person households.
- (F) Rental data, number of units and existing bedroom mix obtained from Township planning office.

Table 3

EXISTING MARRIED FAMILY HOUSING: LOW INCOME  
Rutgers University  
Dwelling Unit Eligibility-1984

Existing Garden Apartments (Under university control) <sup>(F)</sup>

Name	Total Units	Two Bedroom	Monthly Rental <sup>(B)</sup>	Moderate Monthly Rental Limit	One Bedroom and Efficiency	Monthly <sup>(B)</sup> Rental	Moderate <sup>(C)</sup> Monthly Rental Limits
o Marvin	132	132 <sup>(A)</sup>	\$ 328	\$ 347	0	--	--
o Russell	96	48 <sup>(A)</sup>	\$ 286	\$ 347	48 <sup>(A) (E)</sup>	\$258	\$278 <sup>(E)</sup>
o Johnson	100	100 <sup>(A)</sup>	\$ 305	\$ 347	0	--	--
o Nichols	160	160 <sup>(A)</sup>	\$ 328	\$ 347	0	--	--
Totals	488 <sup>(A)</sup>	440			40		
	Units	Two Bedroom			One Bedroom		
					8		
					Efficiency		

## Notes:

- (A) All but the efficiency units are affordable by low income families = 440 two bedroom and 40 one bedroom; total 480 dwelling units.
- (B) Rent figures represent July 1, 1984 levels; include cost of all utilities except telephone.
- (C) Low monthly rental limits were computed by utilizing 85% of U.S. Department of Housing and Urban Development, Income Limits for programs prepared March 1, 1983, Table 20C: 1983 Median Family Income by Low and Moderate Limits, by SMSA and County. This allows for a greater band of tenants to be eligible for low income units since it can be assumed that a majority of tenants will have incomes between 70-100% of low income ceiling. Based on 85% of the eligible income ceiling, rent including utilities was assumed not to exceed 30% of the eligible household income.

## Examples:

- (1) 4 person, 2 bedroom low income level for Middlesex County of  
 $\$16,350 \times .85\% = \$13,898 \times 30\% = 4,169/12 = \$347.00$
- (2) 2 person, 1 bedroom low income level for Middlesex County of  
 $\$13,100 \times .85\% = \$11,135 \times .30\% = \$3,341/12 = \$278.00$

- (D) Affordability of the 480 units has been, and will continue to be, maintained by Rutgers University. Therefore, assuming an annual turnover rate of forty (40) percent which would essentially provide "new" housing opportunities to low income families, a total of 480 low income units will contribute 1,163 units between 1984-1990 toward the satisfaction of the municipal fair share.
- (E) 8 are efficiency units which can be rented only to one-person households. The \$258 rental exceeds the rent limit of \$243 for such low-income households.
- (F) Rental data, number of units, existing bedroom mix, and annual turnover rate obtained from Rutgers University Office of Housing.

Table 4

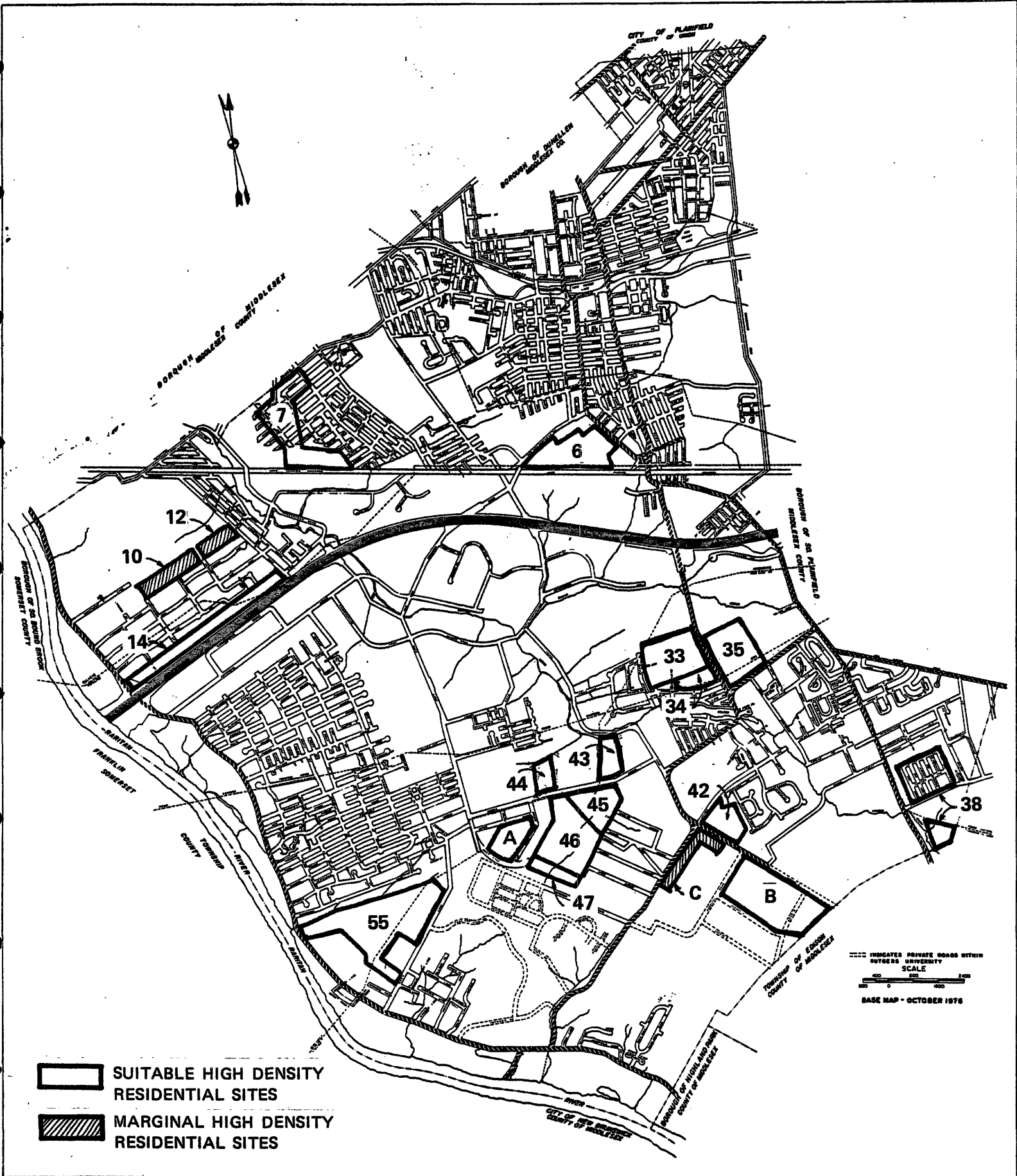
VACANT LAND UPZONING ANALYSIS  
Dwelling Unit Production Potential

1. Suitable High Density Residential Sites

<u>Map #</u> <sup>(1)</sup>	<u>Area</u>	<u>Present Zone</u>	<u>Suggested Zone</u>	<u>Gross Density (du/ac)</u>	<u>Total Dwelling Units</u>	<u>Low/Moderate Dwelling Units (20%)</u>
A	11.0 ac.	R-20	PRD	10	110	22
			R-M	15	165	33
B	68.0	E	PRD	10	680	136
			R-M	15	1,020	204
6	55.62	R-20	PRD	10	556	111
			R-M	15	834	167
7	88.0	R-10A	R-10A	10	880	176
14	66.25	R-20	PRD	10	663	133
33	63.8	R-20	PRD	10	638	128
			R-M	15	957	191
34	14.3	R-20	PRD	10	143	29
			R-M	15	215	43
35	74.6	R-20	PRD	10	746	149
			R-M	15	1,119	224
38	48.0	R-10A	R-10A	10	480	96
			R-M	15	720	144
42	32.4	R-20	PRD	10	324	65
43	14.7	R-20	PRD	10	147	29

full table  
w/ 5/29/84  
report

PISCATAWAY TOWNSHIP, Middlesex County, New Jersey  
 POTENTIAL VACANT TRACTS FOR RESIDENTIAL REZONING



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RAYMOND, PARISH, PINE & WEINER, INC.

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GEORGE M. RAYMOND, A.I.C.P., A.I.A.  
Chairman

Since founding the firm in 1954 Mr. Raymond has supervised hundreds of projects, including comprehensive community plans, land use analyses, zoning ordinances, urban renewal and community development projects, research studies, policy analyses, housing studies, and environmental assessments. He was principal in charge of such major studies as the community renewal program for New York City; The Role of Local Government in New Community Development, for the U.S. Department of Housing and Urban Development; a study for the New York State Department of Environmental Conservation of measures to safeguard the Hudson River Valley; a Coastal Management Program for the City of New Rochelle; and development planning for the South Bronx Revitalization Program.

Mr. Raymond was professor of planning and chairman of the Department of City and Regional Planning in the School of Architecture at Pratt Institute from 1958 to 1975. During that time he founded and directed the Pratt Center for Community and Environmental Development and was founding editor of Pratt Planning Papers. He was also co-editor of the Pratt Guide to Housing, Planning and Urban Renewal.

He has been an expert witness in numerous zoning adjudications. As court-appointed master in the 10-year-long Township of Bedminster v. Allan-Deane Corporation exclusionary zoning case in New Jersey, he helped implement a complex court order to the expressed satisfaction of the town, the developer and the court.

Mr. Raymond earned his architectural degree at Columbia University, where he was awarded the Sherman Prize and the medal of the American Institute of Architects.

He has contributed articles to Encyclopedia Americana, The New York Times, Commentary, Journal of the American Institute of Planners, Zoning and Planning Law Report, Journal of Housing, Practicing Planner, Traffic Quarterly, American City, Urban Lawyer, Urban Land, Amicus Journal, and other journals. He is a contributor to Urban Planning in Transition, Ernest Erber, Ed.; Planning Theory in the '80's, Burchell & Sternlieb, Eds.; The Land Use Awakening: Zoning Law in the Seventies, Freilich & Stuhler, eds.; etc.

Mr. Raymond's current offices include

- ... President, New York Metropolitan Chapter, American Planning Association;
- ... Member, Mayor's Commission on Developer Commitments in New York City;
- ... Vice president, Citizens' Housing and Planning Council of New York;
- ... Director and past vice president, Federated Conservationists of Westchester County, Inc.;
- ... Director and past vice president, Council for the Arts in Westchester;
- ... Director, Phipps Houses;
- ... Director, Wave Hill Environmental Education Center;
- ... Member, editorial advisory board, Journal of the American Planning Association;
- ... Member, editorial board, Socio-Economic Planning Sciences; and
- ... Member, Citizens Advisory Committee to the commissioner of New York City's Department of Housing Preservation and Development.

He is a past president of the American Society of Consulting Planners, Association of Collegiate Schools of Planning, the Metropolitan Committee for Planning, Westchester Citizens Housing Council, Inc., and Westchester Residential Opportunities, Inc. He has also served as

- ... Member, Advisory Committee on Higher Education to the U.S. Department of Housing and Urban Development;
- ... Director, National Committee Against Discrimination in Housing;
- ... Director, Settlement Housing Fund; and
- ... Chairman, legislative committee, New York Metropolitan Chapter, American Institute of Planners.

Mr. Raymond is a member of the American Institute of Certified Planners of the American Planning Association, American Institute of Architects, National Association of Housing and Redevelopment Officials, Urban Land Institute, Municipal Art Society, National Society of Environmental Professionals, New Jersey Society of Professional Planners, Sierra Club, and the Catskill Center.

A licensed professional planner in New Jersey, he is listed in Who's Who in America and in Outstanding American Educators.

GERALD C. LENAZ, A.I.A., A.I.C.P.  
Vice President

Since 1973 Mr. Lenaz has directed the New Jersey office of RPPW. For public and private clients he provides land development services for planned residential, commercial and office parks; comprehensive planning and zoning studies; community development; historic preservation; environmental and traffic analyses; recreation and park designs; energy planning; facility space programming; and varied feasibility studies for building recycling and rehabilitation.

Before joining the firm Mr. Lenaz was director of housing development feasibility for New York State Urban Development Corporation where he worked with private developers on site and building design, development financing, construction and housing management.

Earlier he served as project director at Kendree & Shepherd, Inc., in Philadelphia, responsible for downtown revitalization and comprehensive planning programs for communities in Delaware, Pennsylvania and New Jersey.

At Rensselaer Polytechnic Institute, where he earned a bachelor's degree in architecture, Mr. Lenaz was awarded the Alco Aluminum Scholarship.

He received his master's degree in city planning from Pratt Institute where he also served as an adjunct faculty member for several years.

Mr. Lenaz is a registered architect in New York, New Jersey and Pennsylvania and a licensed planner in New Jersey. He is a member of the American Institute of Architects, the American Institute of Certified Planners, American Planning Association and New Jersey Association of Consulting Planners.