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CA

Jan. 31, 1984

- Analysis of Cranbury's Township's Planning
and Zoning re: The Mount Laurel II Decision (34)
by Carl Mintz

w/
Fair Share Methodology and Allocation (47) ~~for Cranbury and
Mount Laurel~~
by Mintz

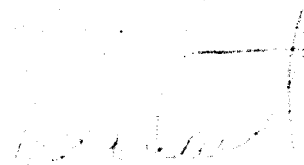
pg. 81

Notes: expert report + Fair share

CA 00 2547E

ANALYSIS OF CRANBURY TOWNSHIP'S
PLANNING AND ZONING
RE: THE MOUNT LAUREL II DECISION

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January 31, 1984

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Introduction

Cranbury Township is a growth community, in a growth area of the state, yet its planning and zoning do not accommodate the needs for housing demand and need in the region. In particular, its zoning constrains the type of housing and units, the amount of housing and does not provide for a sufficient housing for low and moderate income households. The zoning is contrary to the opinion of the "Mt. Laurel II" decision of January 1983.

Analysis of Planning

The Land Use Plan of the Township, adopted September 9, 1982, has among its goals the protection and preservation of farmland as one of its primary goals. This is laudable in a time when there is diminishing farmland, however, when that goal overrides the laws of the state requiring municipalities such as Cranbury to provide through its zoning and planning the opportunity for low and moderate income housing, then the township's ordinances must be found to be exclusionary. The ordinance, and plan from which the ordinance emanates, sets up provisions for residential zones, which are inadequate to meet its fair-share obligations, and when examined in detail, are unworkable in providing any low and moderate income housing.

At the same time, the township has overzoned for office, research and other non-residential uses, which further reduce the supply of land to meet housing needs. As noted earlier, the township is in a growth area of jobs, where, together with the neighboring municipalities of West Windsor, East Windsor, South Brunswick and Plains-

boro, some of the largest employment centers in the state have located and are building at a heavy pace. The Land Use Plan notes that Cranbury can attract continued research and development due to its location in the region.¹

Covered employment for these several municipalities points out the high levels of employment and the growth over the last decade:

TABLE 1

<u>Municipality</u>	<u>September 1981</u>	<u>1972</u>	<u>Percent Change</u>
Cranbury	3477	2774	25%
Monroe	1117	170	557%
South Brunswick	8465	4000	112%
Plainsboro	2092	666	214%
West Windsor	5911	2116	179%
East Windsor	7241	2230	225%

Currently the amount of jobs, using a statewide average of persons per household in the employed labor force of 0.98, outweighs the township's housing supply of 750. Even with all of the housing projected, there will be insufficient units to meet the demand.

The master plan estimated an additional 2,500 to 3,000 residential units² which will accommodate, according to the plan, a labor force between 4,875 to 5,625. The Plan used a factor of 2.5 persons for the average household size. The median household size of the Mt.

¹Raymond Parish Pine & Weiner, "Cranbury Township Land Use Plan", 1982, p. III-15.

²Ibid., p. III-19.

Laurel population is 1.90 according to the recent study published by Rutgers University, with the median New Jersey household size of 2.28.³ These figures would indicate that a greater number of households are needed than the Plan provided. The Land Use Plan assumed a higher number of persons per household in the employed labor force (1.5) than the state average of 0.98. Based on the jobs projected for the township by the Plan, which range from 5,450 to 11,370, the deficit in housing units, using state averages, could run as high as 7,800 units.

An evaluation was made of the township's fair share of regional housing for low and moderate income units, which shows the plan will fail further. The need is at least 748 units of low and moderate income housing (see Fair Share Analysis).

Zoning Analysis

The zoning which implements that Land Use Plan will not produce the number of housing units that the Plan projected. The provisions in the zones that allow any modicum of housing are so restrictive that the zones will generate high costs for units, and few total numbers. Part of the failure of the zoning lies with the provisions contained in the PD-HD zone, which has a provision for receiving development credits from the agricultural zone (A-100).

Its failure lies in several aspects:

- It is the only receiving zone for development credits.
- The costs of the credits will not enable low or moderate income housing.
- The process of utilizing the TDC mechanism is not simplified.

³Robert Burchell, et. al., Mount Laurel II: Challenge and Delivery of Low Cost Housing, New Brunswick: Rutgers University Center for Urban Policy Research, 1983, p. 159.

The suggestion in the Land Use Plan (pg. III-10) for landowners to determine the number of development credits by spending money to commission a sketch plat is unnecessary and burdensome. The transfer mechanism should be straight forward and simple. The amount of acreage, divided by the density for the zone, would facilitate a transfer scheme. This would avoid the uncertainty stated in the Plan, that "while the actual number of credits cannot be determined accurately in advance." If based on land acreages, they could be exactly determined - all parties would then know what they have to deal with.

Using a hypothetical 50 acres in the agricultural zone, the landowners wishing to sell his development credits must submit a subdivision plan (sketch plat), in accordance with the standards set forth in 150-16 of the Land Development Ordinance. Subdivisions with large lots (2-acre lot sizes in this case) lose approximately 15% due to roads and unsuitable land for development; the majority lost in roads. This would yield 21 development credits.

Farmers are willing to spend between \$2000-\$4000/acre for good farmland in Middlesex and Mercer Counties,⁴ or an average of \$3000/acre. Recent land transactions in Cranbury, in the agricultural zone, have averaged \$7212.⁵ A comparison with other transactions in adjacent communities reveals a similar number of \$7198.⁶ A

⁴Telecom with Samual Hamill, Executive Director, MSM Regional Study Council, January 1984.

⁵See Appendix.

⁶Telecom with Mindy Jones, MSM Regional Study Council, January 1984.

fifty-acre parcel, then, would be valued at \$360,600 and if the raw land for agricultural purpose was valued at \$150,000 (using \$3,000/acre), leaves \$210,600 the cost of the 21 development credits, or \$10,028 per credit.

If a developer in the PD-HD zone wishes to maximize to 4.0 dwelling units per acre, with a base zoning of 0.5 d.u./ac., he must purchase 3.5 development credits, and again using the hypothetical transfer value, it would cost him \$35,098 per acre additional. If the land cost in the PD-HD zone were \$10,000, the developers raw land cost to achieve 4 d.u./ac. would be \$45,098, or \$11,275 per unit. Developers are given a "bonus" of 1 d.u./acre for low and moderate income housing to a maximum gross density of 5 d.u./acre. Dividing \$45,098 by 5, the cost per unit is \$9,020. Typical raw land cost per unit in central New Jersey runs \$5,000-\$6,000 per unit. Thus, the cost of raw land in the Cranbury "high-density" zone, employing the TDC mechanism, would be 39% higher. These numbers just will not produce inexpensive housing, especially low and moderate income housing.

Approximately 2,100 transfer-of-development credits are needed to achieve the densities as set forth in the Master Plan and zoning. This translates into a need of 4,830 acres in A-100 agricultural zone, assuming a loss of 15% for roads, and willing buyers and sellers of the rights. Since there are 3,047 acres in the A-100 zone, excluding tracts under ten acres, it will be a "seller's market",

resulting in even higher costs for the credits. The TDC mechanism excludes ten-acre parcels or less, requires two-acre minimum for one credit, following subdivision submittal noted previously, which results in a reduction of about 15%. Thus, there are approximately 1,295 Transfer of Development Credits (TDCs) for transfer, far less than needed even if everyone decided to sell. The mechanism cannot work to raise the densities in the PD-HD zone, certainly not at a level to produce any low and moderate income housing.

Further complicating the TDC scheme, and increasing the number of credits needed to accomplish any transfers into the higher density lands, is the provision that is also available in the PD-MD (medium density) zone. In this zone there is a base density of 0.5 d.u./ac., which can be maximized to 3.0 d.u./ac. if credits are transferred. There are 144 acres in the PD-MD zone, yielding 72 units without TDC, or 576 units with TDC, requiring 504 credits in order to work. We have already shown there are insufficient credits to go around in the PD-HD, thus lessening chances of any higher density zoning by insuring a "seller's market."

There is no bonus or incentive for low and moderate income housing. A bonus would be an additional unit or units for providing low and moderate income units. Cranbury's ordinance increases the density to 5 d.u./ac., but provides no incentive to the builder to do so, except for slightly decreasing the land cost per unit. But, if the low and/or moderate income unit must be internally subsidized by the builder, why should he reduce his land cost slightly when his

other costs for the market units will rise to support the lower cost unit? The only incentive a builder has with these transfer-of-development credit costs, coupled with low densities, is to maximize expensive single-family detached units on 7,500-square-foot lots, leaving 30% for open space per ordinance requirements.

The sections of the ordinance which could provide any reasonably-priced housing have cost-generative provisions. The only zone where low or moderate income housing is expressly allowed is the PD-HD Planned Development - High Density Zone. It, in fact, is not a high-density zone, where the gross density is 4 dwelling units per acre (d.u./ac.) and allowed to go to 5 d.u./ac., if low and moderate income housing is provided. But at these densities, with the purchase of development credits, land costs become prohibitive for low/moderate income housing, gross densities too low to internally subsidize, and net densities too low to reach cost savings. For example:

- Setbacks from local roads are required to be 30' --- they should be 20';
- 50' setback from collector and 100' from state roads are required --- these could be lessened with berming and landscaping;
- Open space is required of 30% of the land --- this should be 25%;
- Net densities are 4 for single-family detached --- there should be no single-family detached in a high-density zone;
- Single-family semi-detached have a net density of 5 --- it should be 9 d.u./ac.;

- Townhouses can't exceed 8 d.u./ac. --- it should be 14 d.u./ac.;
- Multi-family are set a maximum net density of 10 --- it should be 24 to 36 d.u./ac.;

- Townhouses are allowed to a percentage of 20-40% of the total project, while multi-family are set at 30-40%. There should be no limitations, especially when marketing and provision of low/moderate income units are at stake; and

- Low/moderate income housing should be a mandated requirement of new development if the municipality has had no clear record of seeking to provide low/moderate income housing. At the present, it is only a bonus unit (incentive zoning) in a zone with gross densities that will not produce the needed housing.

The PD-MD Planned Development - medium density zone is worse - its net densities and percentage restrictions and gross density limits just don't work for allowing a developer to meet "Mt. Laurel II" obligations.

Plaintiff's Property

A comparison of the soils analysis, shown in the Land Use Plan, with the properties scheduled for the so-called "medium-density planned development" and the "high-density planned development" with the plaintiff's properties show the plaintiff's lands to be as suitable or more suitable for development than the areas scheduled for more intense development. The plaintiff's lands have primarily

Sassafras and Downer soil types, while those lands scheduled for more intense development are typically underlain by Woodstown soil type, with Sassafras in lesser amounts. The Cranbury Plan reports on page II-17 that Sassafras soils present "few limitations regarding residential development," while the Woodstown soils have a high seasonal water table (1½-4 feet) and the Plan notes that "residential development with sewer systems generally needs a depth of 4-5 feet above groundwater."

The property is well situated with respect to road access, fronting on a county road (Old Trenton Road). It is located within a ½ mile of the RCA/Astro facility in East Windsor, a major employer in the region. Other major employment centers lie within easy access of the site, such as the Mettler Instrument Company, McGraw-Hill Inc., etc., and four miles north in South Brunswick Township.

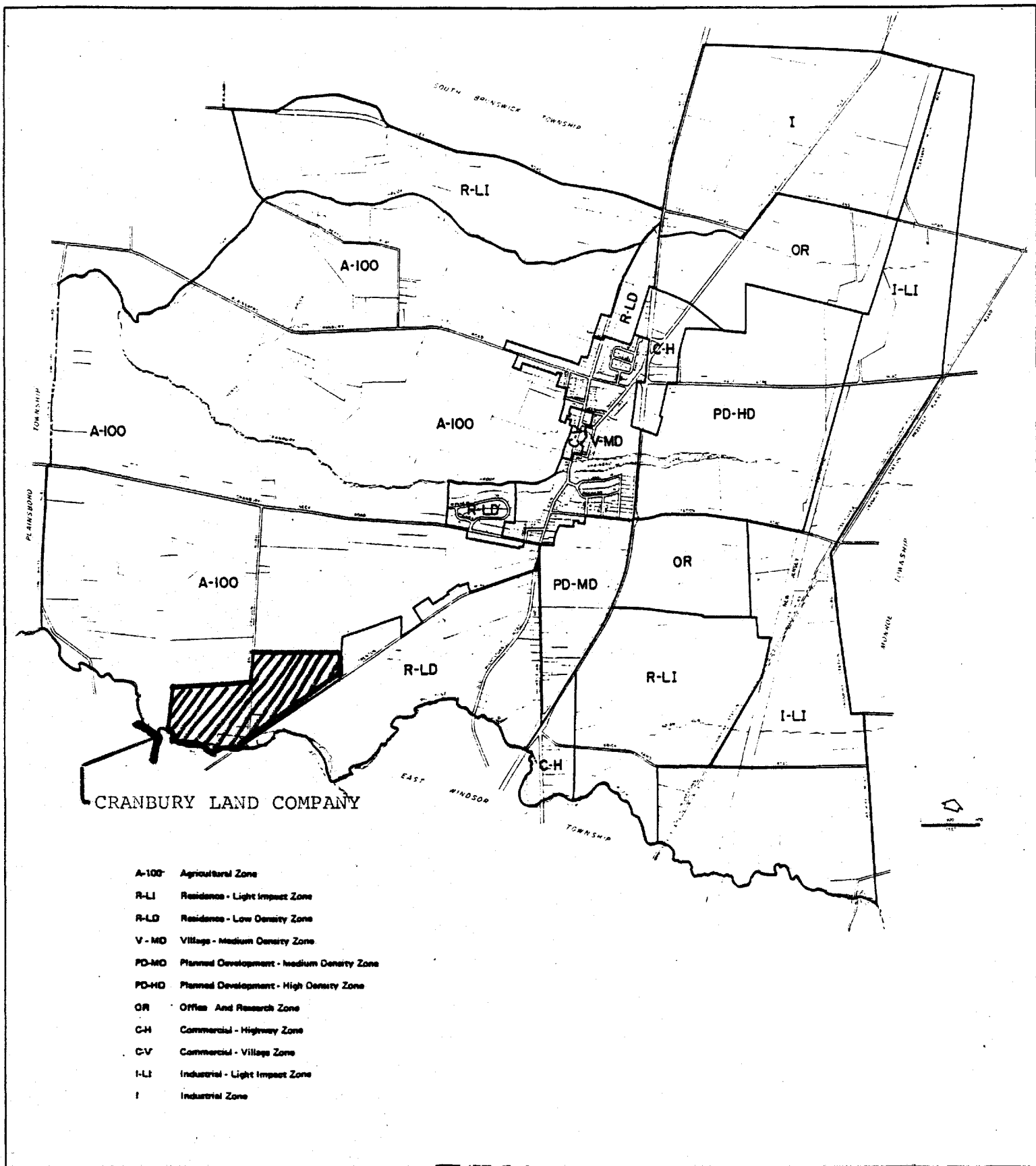
There are high-density residential developments in East Windsor, within 0.2 miles of the plaintiff's property. It would fit in well if developed at a higher density situated as it does near major employment centers. One only has to travel two miles to office/research lands in Cranbury, four miles to interchange 8A of the New Jersey Turnpike, and four and one-half miles to interchange 8 in Hightstown.

The property, if zoned for higher density planned development (sufficient density to produce low/moderate income housing), could be buffered from any adjacent farm activities and agricultural zones to the north.

The properties, as seen on the attached township zoning map, are related to the existing R-LD zone, not some aberration of land in the middle of the A-100 zone. This is not to say, of course, that we agree with the R-LD zone, given the failure of the zoning to provide any low and moderate income housing.

SUMMARY

The township has been exclusionary and its ordinances continue that objective. A brief analysis of the census shows the continued practice that Cranbury's zoning has established, seen by the following table:



- A-100 Agricultural Zone
- R-LI Residence - Light Impact Zone
- R-LD Residence - Low Density Zone
- V - MD Village - Medium Density Zone
- PD-MD Planned Development - Medium Density Zone
- PD-HD Planned Development - High Density Zone
- OR Office And Research Zone
- C-H Commercial - Highway Zone
- C-V Commercial - Village Zone
- I-LI Industrial - Light Impact Zone
- I Industrial Zone

CRANBURY TOWNSHIP Middlesex County, New Jersey
ZONING MAP

TABLE 2

		<u>Median Family Income</u>	<u>Total Number of Families</u>	<u>No. of Low/ Moderate Families</u>	<u>% of Total</u>
Cran- bury	1960	6982	508	176	34.6
	1970	14076	600	170	28.7
	1980	29048	556	120	21.6
Middle- sex County	1960	7068	110,156	29,377	26.7
	1970	11982	146,936	40,640	27.7
	1980	25603	157,631	43,790	27.8
N.J.	1960	6786	1,581,189	525,807	33.3
	1970	11407	1,848,809	637,791	34.7
	1980	22907	1,942,108	716,552	36.9

While the percent and total numbers of low and moderate income households have been increasing in the county and state, Cranbury has been declining due to its zoning practices. As seen from the previous analysis, the current zoning isn't going to change that trend, but actually perpetuate it.

Appendix

TABLE 3

FARM VALUES IN SOUTHERN MIDDLESEX & MERCER COUNTIES

<u>Municipality</u>	<u>Average Per Acre Sale of Farmland 6/30/80 - 7/1/81</u>	<u>Acres in Sale</u>	<u>Adjusted by Consumer Price Index (CPI) July 1981 - July 1983</u>
East Windsor	\$3,243	97	\$3,567
West Windsor	\$8,224	319	\$9,046
Hamilton	\$13,315	69	\$14,647
Washington	\$4,567	137	\$5,024
Upper Freehold	\$3,368	144	\$3,705
			<hr/>
			÷ 5 = \$7,197.80

Source: Telecom with Middlesex/Somerset/Mercer Regional Study Council, January 1984.

Summary of Property Transactions in Cranbury Township
of 20 Acres or More, Zoned A-100 Since 1977

<u>Block/Lot</u>	<u>Sale Date</u>	<u>Acres</u>	<u>Price/Acre</u>	<u>Price/Acre Adjusted for Present Value at 10%/Annum</u>
Block 24, Lot 2	4/24/81	56.6	\$ 5,741	\$ 7,154
Block 23, Lot 11	3/15/79	180	2,777	4,224
Block 24, Lot 1	12/1/77	46	6,276	10,805
Block 23, Lot 97	2/17/82	38.8	6,949	8,017
Block 22, Lot 2	1/25/82	82.2	4,985	5,861

Average Price Per Acre	\$ 5,347
Average Price Adjusted for Time	7,212
Average Price Adjusted for Time and Weighted for Size of Parcel	5,980

Block 24, Lot 2

Grantor:	G. Nicola	Sale Date:	4/24/81
Grantee:	A. Ochsner	Price:	\$325,000
Acreage:	56.56	Price/Acre:	\$5,746
Zoning:	A-100		

Assessed Value:

<u>Acreage</u>	<u>Tax Class</u>	<u>Assessed Land</u>	<u>Assessed Improve.</u>
56.56	Farm Qualified	\$ 18,000	-

Block 23, Lot 11

Grantor:	L. Dey	Sale Date:	3/15/79
Grantee:	D. Patterson	Price:	\$500,000
Acreage:	180	Price/Acre:	\$2,777
Zoning:	A-100		

Assessed Value:

<u>Acreage</u>	<u>Tax Class</u>	<u>Assessed Land</u>	<u>Assessed Improve.</u>
180	Farm Qualified	\$ 72,500	-

Block 24, Lot 1

Grantor:	J. Dyal	Sale Date:	12/1/77
Grantee:	A. Danser	Price:	\$350,000
Acreage:	45.98	Price/Acre:	\$5,097 (excluding improvement)
Zoning:	A-100		

Assessed Value:

	<u>Acreage</u>	<u>Tax Class</u>	<u>Assessed Land</u>	<u>Assessed Improve.</u>
	1.0	Farm Regular	\$ 13,000	\$ 61,400
	44.98	Farm Qualified	56,600	-
TOTAL	45.98		\$ 69,600	\$ 61,400

Block 23, Lot 97

Grantor:	A. Booher	Sale Date:	2/17/82
Grantee:	K. Seeber	Price:	\$269,710
Acreage:	38.81	Price/Acre:	\$6,949
Zoning:	A-100		

Assessed Value:

	<u>Acreage</u>	<u>Tax Class</u>	<u>Assessed Land</u>	<u>Assessed Improve.</u>
	38.81	Farm Regular	\$ 18,900	-

Block 22, Lot 2

Grantor:	J. Podsiadio	Sale Date:	1/25/82
Grantee:	K. White	Price:	\$400,000
Acreage:	80.23	Price/Acre:	\$4,985
Zoning:	A-100		

Assessed Value:

<u>Acreage</u>	<u>Tax Class</u>	<u>Assessed Land</u>	<u>Assessed Improve.</u>
80.23	Farm Qualified	\$ 34,000	-

STATE DEVELOPMENT GUIDE PLAN

Revised Draft

STATE OF NEW JERSEY

Brendan T. Byrne, Governor

DEPARTMENT OF COMMUNITY AFFAIRS

Joseph A. LeFante, Commissioner

DIVISION OF PLANNING

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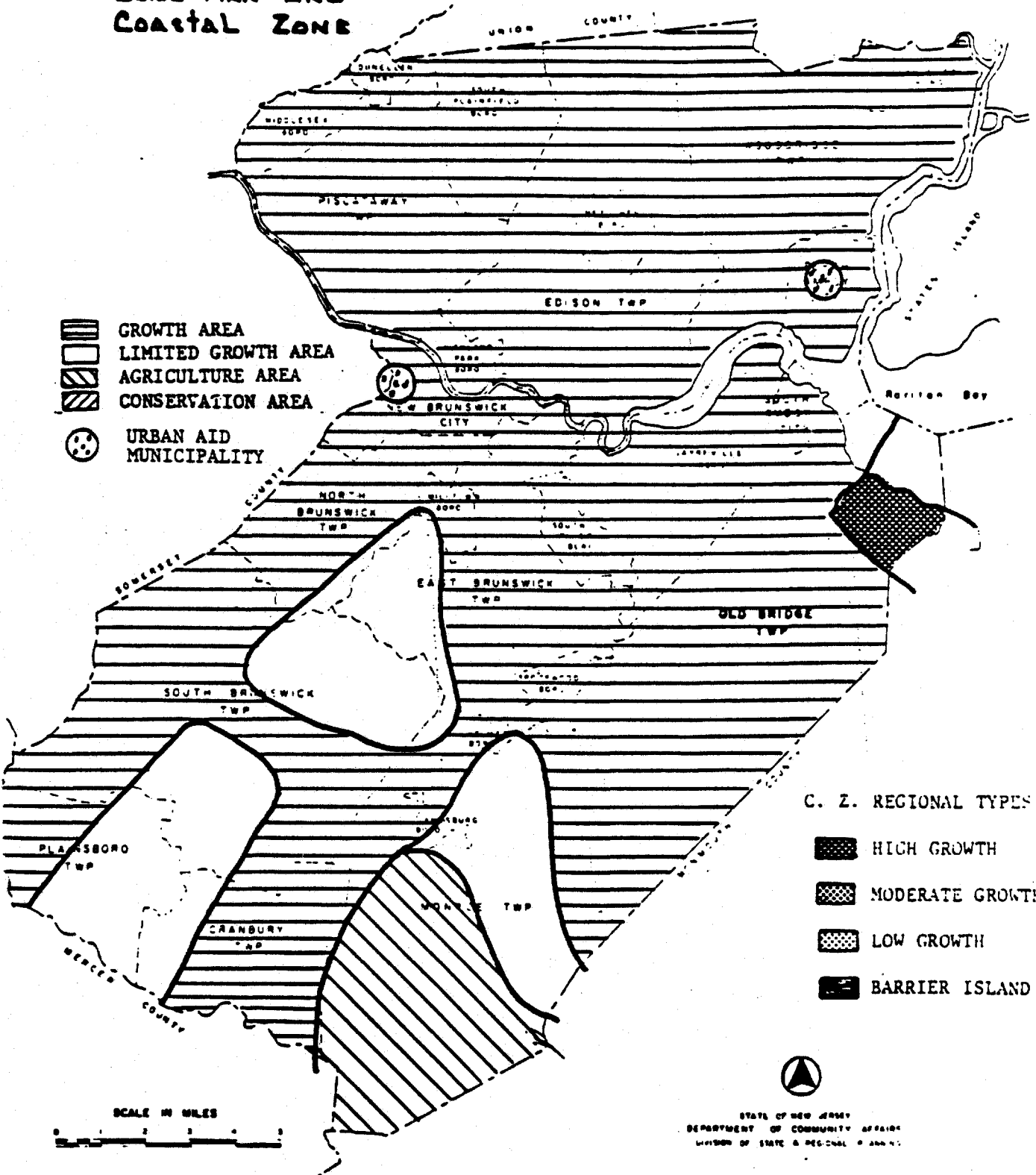
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The remainder has been financed by an appropriation of the State of New Jersey as part of the Co-operative Governmental Planning Program.

May 1980

MIDDLESEX COUNTY

State Development Guide Plan And Coastal Zone



LAND DEVELOPMENT ORDINANCE

Cranbury Township, NJ

Prepared by
Cranbury Township Planning Board

for
Cranbury Township Committee

with the Technical Assistance
of
Raymond, Parish, Pine & Weiner, Inc.
Princeton, New Jersey

Revised 7/25/83

ARTICLE IV

A-100 AGRICULTURAL ZONE

150-13 Permitted Uses. In the A-100 Agricultural Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- A. Agriculture, agricultural stands primarily for the sale of dairy and agricultural products grown on the same farm, and other farm buildings.
- B. Detached single-family dwellings.
- C. Public parks and playgrounds.
- D. Buildings, structures and uses owned and operated by the Township of Cranbury.
- E. Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

150-14 Conditional Uses. In the A-100 Agricultural Zone, the following may be permitted as a conditional use:

- A. Home occupations, in accordance with the requirements of Section 150-51.
- B. Public utility and service structures, provided that they shall be located so as to minimize interference with the conduct of agriculture and subject to the following requirements:
 - (1) The project shall conform to the master plan or utility plan of Cranbury Township.
 - (2) The project shall comply with the yard and landscape buffer requirements set forth in Article XVI.

150-15 Area and Bulk Regulations

- A. Agriculture
 - (1) Lot area: Minimum lot area shall be five (5) acres, provided that such area shall be increased to six (6) acres if a single-family dwelling is located on the lot.
 - (2) Setback: Any farm building shall be located farther than fifty (50) feet and animal shelter housing live stock, whether principal or accessory, shall be located farther than two hundred (200) feet of any zone boundary or property line.

B. Detached single-family dwellings

- (1) Lot area: Minimum lot area shall be six (6) acres.
- (2) Frontage: Minimum street frontage shall be four hundred (400) feet.
- (3) Lot depth: Minimum lot depth shall be three hundred feet.
- (4) Front yard: Minimum front yard depth shall be fifty feet.
- (5) Side yards: Minimum side yard width shall be fifty feet.
- (6) Rear yard: Minimum rear yard depth shall be one hundred (100) feet.
- (7) Building height: Maximum building height shall be thirty-five (35) feet, except that agricultural storage structures may have a height determined by the function thereof.

C. Agricultural Stands

- (1) Lot area: Minimum lot area shall be five (5) acres.
- (2) Setback: No agricultural stand shall be located near fifty (50) feet from the public right-of-way or any pipeline.
- (3) Building height: Maximum building height shall be one not exceeding twenty (20) feet.
- (4) Building area: Maximum area shall be one thousand (1,000) square feet.
- (5) Buffer: The Planning Board may require the provision of a transition buffer or fence if it deems it to be needed for the adequate visual separation of the agricultural stand operation from adjoining properties.
- (6) Hours of operation: All agricultural stands' hours of operation shall be limited to daylight hours.

150-16 Transfer of Development Credits. The owner of any land in the Agricultural Zone, in lieu of developing such land, may transfer development potential or credit to the owner of any land in the PD-1 and PD-HD Zones, for development in accordance with the regulations applicable in such zones.

Such transfer of development credit shall be subject to the following requirements:

- A. To determine the numbers of development credits to which the owner is entitled, such owner shall submit a hypothetical subdivision Sketch Plat which shall include the following information:
- (1) Name and address of owner or owners of record and lot and block number of the affected land;
 - (2) Scale and north arrow;
 - (3) Date of original preparation and of each subsequent revision;
 - (4) Tract boundary line, clearly delineated;
 - (5) Area of the entire tract and of each proposed lot, to the nearest tenth of an acre;
 - (6) Provision for approved signatures of the Chairman and Secretary of the Planning Board and the Township Engineer, specifying the number of credits.
 - (7) Delineation of existing floodways, flood hazard and flood fringe areas of all water courses within or abutting the tract;
 - (8) Delineation of soils types on the tract as determined by the U.S. Soil Conservation Service or as otherwise approved by the Township Engineer;
 - (9) Existing contours, referred to a known datum, with intervals of five (5) feet;
 - (10) A hypothetical circulation plan showing all streets as having a uniform right-of-way of fifty (50) feet.
 - (11) Hypothetical lot layout, with lots having an area of not less than two (2) acres, in accordance with subdivision design criteria contained in Article XVI and the requirements of the R-LD Zone where neither sewers or water is available. The hypothetical layout shall provide sufficient information for a determination by the Board of Health and Township Engineer that all lots shown would be capable of being supplied with the necessary on-site septic system, and that all lots would be useable if developed as shown. In addition to information, supplied by the National Cooperative Soil Survey which was prepared by the U.S. Department of Agriculture, the Township may request

additional percolation tests or soil logs in order to re
the required determination.

Upon approval of the Sketch Plat, the owner shall be entitled
a number of development credits certificate equal to the num
of approved hypothetical lots.

- B. The transfer of the approved number of development credits sh
be authorized only upon the filing by the owner of a deed
restriction, in a form acceptable to the Planning Board attorn
running with the land from which the development credits ar
proposed to be transferred and restricting such land to agric
tural use and farm buildings in perpetuity. Such deed restri
tions, which shall be enforceable by specific performance of
Township or any individual, shall be recorded with the Clerk
Middlesex County and proof of such recording shall be present
to the Planning Board as part of the final subdivision or si
plan for the development which is proposed to utilize such
credits.
- C. A lot of less than ten (10) acres, not on record as of
January 1, 1983, effective date of this ordinance, is not
entitled to transfer of development credits.
- D. A copy of the approval of the transfer, together with a copy
the approved Sketch Plat, shall be filed with Township Clerk
shall keep a map showing all lands from which development cred
have been transferred, in whole or in part. In the case of
transfer of less than all the development credits approved for
given parcel, the deed restriction shall cover a correspondin
portion of the parcel from which the credits are transferred
including a percent of the road frontage equivalent to the
percent of the total land retired through deed restriction. T
Township Clerk shall keep a record of the total approved numbe
of credits and the number that have been transferred. Also,
current map shall be displayed in the Township offices.

ARTICLE VIII

PD-MD, PLANNED DEVELOPMENT-MEDIUM DENSITY ZONE

150-26 Permitted Uses: In the PD-MD, Planned Development-Medium Density Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- A. Detached single-family dwellings.
- B. Agriculture and other farm buildings but excluding agricultural stands.
- C. Public parks and playgrounds.
- D. Necessary public utilities and services.
- E. Buildings, structures and uses owned and operated by the Township of Cranbury.
- F. Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

150-27 Conditional Uses. In the PD-MD Zone the following may be permitted as a conditional use:

- A. Home occupations, subject to the requirements of Section 150-51.
- B. A planned development, including all or any of the following: single-family detached, or single-family zero-lot line detached dwellings, semi-detached and attached dwellings, two-family dwellings, townhouse dwellings, and multi-family and garden apartment dwellings, subject to the following requirements:
 - (1) Infrastructure: All units shall be served by common water and sewer systems.
 - (2) Development area: The minimum area of a planned development shall be twenty-five (25) contiguous acres.
 - (3) Gross density and transfer of development credits: The permitted base density shall be 0.5 dwelling units per acre. Additional density increases at the rate of one (1) dwelling unit per acre for each development credit transferred from the agricultural zone shall be permitted. However, the maximum gross density of the development shall not exceed three (3) dwelling units per acre.
 - (4) Net density: Except as specified hereinafter, the maximum permitted net density of particular types of dwelling units shall be in accordance with the schedule below.

- (a) Detached single-family dwellings - four (4) units per acre.
- (b) Semi-detached single-family dwellings, zero lot line dwellings and two-family dwellings - five (5) units per acre.
- (c) Townhouses - eight (8) units per acre.
- (d) Multi-family dwellings and garden apartments - ten (10) units per acre.

The frontage along Station Road shall be restricted to the development of detached single-family dwellings on lots with a minimum area of one acre.

- (5) Housing types: There shall be a range of housing types in accordance with the requirements set forth below:

Required Housing Type Mix Schedule: PD-MD

Housing Types	Housing Mix (%)
Detached Single Family dwellings	20-50
Semi-detached, zero lot line and two-family dwellings	0-30
Townhouses	0-30
Multi-family dwellings and garden apartments	20-30

Notes: Housing mix describes a minimum-maximum range of a particular housing type that may be permitted expressed as a percent of the total dwelling units in a development.

- (6) Impervious Coverage: Impervious surfaces in the aggregate shall not cover more than forty (40%) percent of the area of the development tract.
- (7) Building height: Maximum building height shall be thirty-five (35) feet.
- (8) Setback: No portion of any dwelling shall be nearer than thirty (30) feet to any internal local road right-of-way, or fifty (50) feet to a collector road right-of-way, or one hundred (100) feet from any state road right-of-way. All other building setback and yard requirements are set forth in Article XVI.

- (9) Frontage: A planned development shall have a minimum street frontage of three hundred (300) feet except that the lots along Station Road shall have a minimum frontage of one hundred seventy (170) feet.
- (10) Common open space: Not less than thirty percent (30%) of the total development shall be in common open space which shall be provided in accordance with the requirements of Article XVI.

150-28

Area and Bulk Regulations

A. Detached single-family dwelling:

- (1) Lot area: Minimum lot area for a detached single-family dwelling which is not part of a planned development shall be two (2) acres.
- (2) Frontage: Minimum street frontage shall be two hundred (200) feet.
- (3) Lot depth: Minimum lot depth shall be two hundred and fifty (250) feet.
- (4) Front yard: Minimum front yard depth shall be fifty (50) feet.
- (5) Side yards: Minimum side yard width shall be thirty (30) feet.
- (6) Rear yard: Minimum rear yard depth shall be fifty (50) feet.
- (7) Building height: Maximum building height shall be thirty-five (35) feet.

B. Agriculture:

- (1) Lot area: Minimum lot area shall be two (2) acres provided that, if any livestock is maintained on the lot, the minimum lot area shall be five (5) acres; and provided further that either lot area shall be increased to six (6) acres if a single family dwelling is located on the lot.
- (2) Setback: Any farm building shall be located farther than fifty (50) feet and other animal shelter housing livestock, whether principal or accessory, shall be located farther than two hundred (200) feet from any zone boundary or property line.

ARTICLE IX

PD-HD PLANNED DEVELOPMENT-HIGH DENSITY

150-29 Permitted Uses. In the PD-HD, Planned Development-High Density Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- A. Detached single-family dwellings.
- B. Agriculture, including farm dwellings and other farm buildings but excluding agricultural stands.
- C. Public parks and playgrounds.
- D. Necessary public utilities and services.
- E. Buildings, structures and uses owned and operated by the Township of Cranbury.
- F. Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

150-30 Conditional Uses. In the PD-HD Zone the following may be permitted as a conditional use:

- A. Home occupations, subject to the requirements of Section 150-51.
- B. A planned development, including all or any of the following: single-family detached or single family zero-lot line detached dwellings, semi-detached dwellings, two-family dwellings, townhouse dwellings and multi-family and garden apartment dwellings, subject to the following requirements:
 - (1) Infrastructure: All units shall be served by common water and sewer systems.
 - (2) Development area: Minimum development area shall be twenty-five (25) contiguous acres.
 - (3) Gross density and transfer of development credits: The permitted base density shall be 0.5 dwelling units per acre. Additional density increases at the rate of one (1) dwelling unit per acre for each development credit transferred from the agricultural zone shall be permitted. However, the maximum gross density of the development shall not exceed four (4) dwelling units per acre.
 - (4) Net density: Except as specified hereinafter, the maximum permitted net density of particular types of dwelling units shall be in accordance with the schedule below.

- (a) Detached single-family dwellings - four (4) units per acre.
 - (b) Semi-detached single-family dwellings, zero lot line dwellings and two-family dwellings - five (5) units per acre.
 - (c) Townhouses - eight (8) units per acre.
 - (d) Multi-family dwellings and garden apartments - ten (10) units per acre.
- (5) Housing types: There shall be a range of housing types in accordance with the requirements set forth below:

Required Housing Type Mix Schedule: PD-HD

Housing Types	Housing Mix (%)
Detached single family dwellings	0-30
Semi-detached, zero lot line and two-family dwellings	0-30
Townhouses	20-40
Multi-family dwellings and garden apartments	30-40

Note: Housing mix describes a minimum-maximum range of a particular housing type that may be permitted expressed as a percent of the total dwelling units in a development.

Note: For a planned development of fifty (50) or less acres, at least two (2) of the permitted housing types shall be provided with no one type exceeding sixty (60) percent of the total dwelling units in a development.

- (6) Impervious coverage: Impervious surfaces in the aggregate shall not cover more than forty (40%) percent of the area of the lot.
- (7) Building height: Maximum building height shall be thirty-five (35) feet.
- (8) Building setback: No portion of any dwelling shall be closer than thirty (30) feet to any internal local road right-of-way, or fifty (50) feet to a collector road right-of-way, or one hundred (100) feet from any state road right-of-way. All other building setback and yard requirements are set forth in Article XVI.

- (9) Frontage: A planned development shall have a minimum street frontage of three hundred (300) feet.
- (10) Common open space: Not less than thirty (30%) percent of the total development shall be in common open space which shall be provided in accordance with the requirements of Article XVI.
- (11) Low and moderate income housing: The housing provisions and options set forth herein are directed toward increasing the supply of low and moderate income housing in Cranbury Township. Applicants may receive a density bonus increase for providing low and moderate income housing equal to one (1) additional dwelling unit per acre above the maximum otherwise permitted in the PD-HD district, provided that in any development where the gross density exceeds four (4) dwelling units per acre, at least fifteen (15) percent of all units shall consist of low and moderate income housing. Where low and moderate income housing is provided, applicants shall construct such housing in phases, proportional to the construction phasing of the entire development project.

These low and moderate income housing requirements may be complied with the assistance of state or federal programs, either directly or channeled through public non-profit or limited profit sponsorship, or through public, private or internal subsidies as further set forth below:

- (a) Applicants may use federal or state rental or purchase subsidy programs or other legal mechanisms, to bring on to the market the required low and moderate income housing. Guaranteed rental or purchase subsidies for twenty (20) years or more or a contract with a non-profit, limited profit or government sponsor who has obtained such guarantees or subsidies shall be deemed to have shown that such housing will remain affordable to persons within the low or moderate income range specified in the subsidy upon resale or re-rental.
- (b) Applicants may also enter into disposition agreements, in the form of covenants running with the land, or create a mechanism through a Homeowners Association instrument in a planned development, or create any other legal mechanism acceptable to the Planning Board which, in its opinion, will insure that such housing will remain affordable for a term of twenty (20) years or more for persons within the low and moderate income cost housing range upon resale or re-rental upon resale or re-rental.

150-31 Area and Bulk Requirements

A. Single-family dwellings:

- (1) Lot area: Minimum lot area for a single-family dwelling which is not part of a planned development shall be two acres.
- (2) Frontage: Minimum street frontage shall be two hundred (200) feet.
- (3) Lot depth: Minimum lot depth shall be two hundred and (250) feet.
- (4) Front yard: Minimum front yard depth shall be fifty feet.
- (5) Side yards: Minimum side yard width shall be thirty feet.
- (6) Rear yard: Minimum rear yard depth shall be fifty (50) feet.
- (7) Building height: Maximum building height shall be thirty-five (35) feet.

B. Agriculture:

- (1) Lot area: Minimum lot area shall be two (2) acres provided that, if any livestock is maintained on the lot, the minimum lot area shall be five (5) acres; and provided further that either lot area shall be increased to six (6) acres if a single-family dwelling is located on the lot.
- (2) Building setback: Any farm building shall be located farther than fifty (50) feet and other animal shelters, whether principal or accessory, shall be located farther than two hundred (200) feet from any zone boundary or property line.

FAIR SHARE METHODOLOGY

AND ALLOCATION

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January 31, 1984

The methodology to determine a municipality's "fair share" of the region's present and prospective low and moderate households was generated by HNA after reviewing "Fair Share" analysis methodology used by the New Jersey Division of State and Regional Planning; "A Revised Statewide Housing Allocation Report;" "The Branchburg Township Fair Share Housing Report" prepared by Clarke and Caton (November 1983); the expert report on Mt. Laurel II issues in *Urban League of Greater New Brunswick vs. Borough of Careret et. al.* prepared by Alan Mallach (December 1983); Housing Allocation Analysis "A Proposed Fair Share Allocation Method" prepared by Harvey S. Moscovitz; Manalapan Township Fair Share Report prepared by Prof. Anton C. Nelessen (1978); Chapter 7 "Introduction to the Fair Share Concept," Mount Laurel II, Challenge and Delivery of Low-Cost Housing prepared by the Center for Urban Policy Research; and, finally and most importantly, the text of the Mt. Laurel II N.J. Supreme Court decision.

It is the opinion of HNA, after reviewing all the above documentation and discussing methodology with planners and attorneys, that the most comprehensive analysis of the present and prospective needs on a statewide basis has been completed by the Center for Urban Policy Research. The analysis and conclusions generated in this book, with regard to the aggregate demand for present and prospective Mount Laurel-eligible households, and the division of the state into six major regions, which correspond to the directives of Mount Laurel II, has been adopted by HNA.

The justification of the distribution of the counties into various regions is included in pages 33-81 of the C.U.P.R.'s study. The present and prospective household demand is developed between pages 82 and 140. These have been attached as an appendix to this report.

The aggregate demand for the state of New Jersey is 334,093, a present demand for 120,160 and a prospective demand to the year 2000 of 213,933 units.

The methodology used by HNA to distribute this aggregate demand to appropriate municipalities within designated regions was based on a formula outlined in the "Mt. Laurel II" decision:

"Formulas that accord substantial weight to employment opportunities in the municipality, especially new employment accompanied by substantial ratables, shall be favored; formulas that have the effect of tying prospective lower income housing needs to the present proportion of lower income residents to the total population of a municipality shall be disfavored; formulas that have the effect of unreasonably diminishing the share because of a municipality's successful exclusion of lower income housing in the past shall be disfavored." (92 N.J. at 256).

The formula used by HNA is as follows (see technical appendix, data base, regional variables):

$$\frac{(j2) + (j6) + (l2) + (l8) + (v4) + (h5)}{6}$$

(j2) - Municipalities' share of the region's total covered jobs expressed in percentage of region as reported by Covered Employment Totals, N.J. Department of Labor, 1981.

- (j6) - Municipalities' share of the region's increase in covered jobs between 1972 and 1981 expressed in percentage.
- (k2) - Municipalities' share of the region's vacant developable land. This is based on the amount of vacant developable land tabulated in the report prepared by New Jersey Division of State and Regional Planning, May 1978. Vacant developable excludes wetlands, flood areas, excessive slopes, state-owned lands and agricultural lands. These figures have been revised to exclude any additional land which has been purchased or by other legislative action has become state land.
- (k8) - Adjusted developable land includes the vacant, developable lands defined in the Revised Statewide Housing Allocation Report and land under "farm assessment" as tabulated by the New Jersey Department of Taxation. This provided the opportunity to determine the total potential developable land in each municipality as a separate factor. The use of this factor weighs the future distribution of low and moderate income holds towards those municipalities in growth areas which are land-rich. Those municipalities which were designated in the State Development Guide Plan as completely in an "agricultural", "conservation" or "limited growth" or those municipalities which, when combining vacant developable land from the Statewide Housing Allocation Report and the amount of agricultural-assessed land, equalled 0 or no developable land, were excluded

from the HNA municipal allocation formula. These municipalities would only have to provide for their internally-generated or "indigenous" need for low and moderate income housing units. This allocation formula also limited the responsibility to provide low and moderate income housing to existing urban built-up areas if they were assigned zero vacant developable land.

- (v4) - Value per Capita. VPC is a measure of local economic capacity of a municipality to absorb the service demands generated by the development of new housing. To determine value per capita, the equalized value for each municipality was taken from the county divisions of taxation for 1983. The population per municipality was taken from the 1980 U.S. Census, dividing total equalized value per municipality by populations per municipality, and then taking this value as a percentage of the region, HNA was able to determine value per capita. Municipalities with a higher value per capita, or being more affluent, will better be able to absorb supportive expenses due to new development. Correspondingly, those municipalities with lower values per capita are less able to absorb these supportive costs and have been given, therefore, a lower weight in the allocation formula.

(h5) - Adjusted households is a factor expressed in percent of the region. It indicates past exclusionary practices of municipalities and seeks not to penalize those municipalities which have a high percentage of existing low and moderate income households and a high percentage of existing, publically-assisted housing units. The total number of households in each municipality was determined using U.S. Census. From the total number of households, HNA subtracted the number of households which were considered low and moderate income, using U.S. Census of median household income and the 0-50% of median income and the 50% to 80% of median income definitions of low and moderate, respectively, used in Mt. Laurel II. The total number of assisted housing units in each municipality was further subtracted from this subtotal (total households - number of households of low and moderate income - number of assisted households). Each municipalities' remaining households, expressed as a percentage of the region, became the final factor in the allocation formula.

Two factors in the allocation formula measure local advantage/need using jobs as the indicator. Two factors in the allocation formula use land as an indicator, one factor uses past exclusionary practices reflected as an indicator of non-low and moderate income households and the final factor uses local economic capacity.

The total of these factors was divided by six, giving each factor an appropriate equal weight. A final allocation ratio was determined. This final allocation ratio was then assigned to the region's total present and prospective "Mt. Laurel" housing need.

FAIR SHARE ANALYSIS
FOR CRANBURY AND MONROE TOWNSHIPS,
MIDDLESEX COUNTY

In order to determine the present and prospective low and moderate income household need for Cranbury and Monroe Townships, a regional analysis was conducted. The region used in the analysis is Hunterdon, Middlesex, Warren & Somerset Counties. The justification for using these four counties as the region is clearly and analytically presented in the current Rutgers Center for Urban Policy Research and the N.J. State League of Municipalities publication entitled Mount Laurel II. Challenge and Delivery of Low Cost Housing published in December 1983, pages 33 to 81, "The Definition of a Housing Region." It is the opinion of HNA, that the overlying determinants of comparable housing market areas, inter and intra bi-county, journey-to-work commuter patterns, the diversity of socio-economic conditions, the presence of built-up and non-built-up areas, and the availability of data from the U.S. Census regions and county planning boards, justifies this as the logical region from which Monroe and Cranbury's fair share of present and prospective low and moderate income households can be determined.

To determine the townships' regional fair share, an equation was generated, which determined their fair share as a percentage of the regional data variables. All data was generated from primary sources and programmed into an IBM computer memory. The following data variables and sources were used:

1. 1970/1980 U.S. Census of Population per municipality.
2. Covered jobs for 1982 per municipality, N.J. Department of Labor.
3. Covered jobs for 1971 per municipality, N.J. Department of Labor.
4. Equalized county real property value for 1983, Hunterdon, Warren, Middlesex and Somerset Counties' Divisions of Taxation.
5. Vacant developable land, as generated from a Revised State-wide Housing Allocation Report for New Jersey (HAR), New Jersey Division of State and Regional Planning.
6. Farmland - Land under Farm Assessment for 1983, N.J. Department of Treasury.
7. Number of households, 1980 U.S. Census.
8. Number of households per income category, 1980 U.S. Census.
9. Median household income, 1980 U.S. Census.
10. Growth area analysis, State Development Guide Plan (SDGP).

JOBS

Job growth is a major criteria in determining the municipality's fair share allocation. If a municipality has a lower regional share of jobs growth, it should have a lower numerical obligation to satisfy the regional housing need.

Monroe Township had 170 covered jobs in 1972, which increased to 1,117 jobs in 1981, or an increase of 557.1% in 9 years. The number of jobs in Cranbury increased by 703 to 3,477 jobs, or a 25.3% increase.

Statistics on the growth in covered employment by municipality and bi-county region indicate that Monroe/Cranbury have 1.24% of the total jobs in the region and 1.78% of the regional increase in jobs between 1971 and 1982.

LOCAL DEVELOPMENT POTENTIAL

The amount and quality of land available for development is an additional factor used in the allocation formula. Simply put, the greater the amount of vacant developable land, the greater the fair share allocation. The percentage of total regional vacant developable land was determined by using the "Revised Statewide Housing Allocation Report for New Jersey," housing allocation criteria data. This is the only consistent data on vacant developable land that HNA could find to be acceptable for this factor in the calculation. Therefore, the vacant developable land tabulated in the N.J. State Housing Allocation Report was used as a base. A percentage of the regional total of vacant developable land was calculated with the aid of the computer for all municipalities in the region. Cranbury/Monroe have 13,293 acres or 5.65% of the regional total of vacant developable land. That figure excludes all wet lands, all public lands, all built-up lands, qualified farmland and land with greater than 12% slope.

Much of the qualified farmland in any developing municipality is owned by developers, speculators or farmers who wish to sell land for retirement or other financial needs. It is the opinion of HNA that this farmland is developable and an addition factor that should be added to the allocation formula. This factor is total potential

developable land. This adds additional weight to land availability where assigning the fair share. With all of the data on the computer, HNA can run the allocation formula with and without this factor. Without this factor, more weight is given to the other factor of value per capita and past exclusionary statistics. There are certain municipalities which, because of their total agricultural/conservation/limited growth designations in the N.J. State Development Guide Plan, have been dropped out of the data and, therefore, need only provide their indigenous (or internal-generated) needs. The municipalities are located in Warren and Hunterdon Counties. All other municipalities contain growth areas and must absorb their fair share based on total available developable land. If any portion of a municipality was in a growth area, the entire municipality was considered a growth area.

Total available developable land was generated by adding the revised vacant developable land acreages to the land which qualifies for farm assessment. This acreage figure reflects the total developable land from which has already been subtracted all public land, wet lands, built-up areas and other environmentally sensitive, unproductive soil areas.

It is the opinion of HNA that this acreage and corresponding percent of regional developable land per municipality represents a more realistic factor to assess regional need. This data indicates

that Cranbury/Monroe have 5.16% of total vacant developable land in the region.

There are several other municipalities, which have zero vacant developable land and, therefore, were assigned "0" allocation. They have been assigned zero in the Revised Statewide Allocation Report tabulating vacant developable land, and they have zero qualified farmland.

LOCAL ECONOMIC CAPACITY

The higher the local economic capability, the greater the ability for a municipality to afford to absorb some of the expenses associated with providing low/moderate income households with housing, housing services and quality community facilities. HNA used a combination of factors of total equalized property value and population to determine local economics capability.

The taxable value per capita was computed using the 1980 U.S. Census of Population divided by the 1983 County Equalized Valuation as taken from the Abstract of Ratables 1983 for the two counties' Boards of Taxation. Once the computer determined the per capita value per municipality, the percentage of the regions per capita value was computed. Cranbury's 1983 County Equalized Valuation was \$169,971,961, while Monroe's was \$502,118,072.

The taxable per capita value is \$88,205 in Cranbury and \$31,663 in Monroe. These two municipalities comprise 3.99% of the regional per capita value.

CONCENTRATIONS OF LOW AND MODERATE INCOME HOUSING AND ASSISTED HOUSING

This factor in the allocation formula has three steps. Determining total households, subtract existing low and moderate income households and subtract existing assisted housing units. The amount of existing assisted housing and the higher concentration of low and moderate income households in the various municipalities is an important factor which HNA included in the allocation formula. These indicators attempt to direct allocation away from areas of high concentrations of low and moderate income or subsidized housing and towards those municipalities which have previously been exclusionary. The rationale behind this criterion, is that: (1) the poor should be dispersed rather than concentrated in any particular geographic location and/or (2) locations which have existing high levels of housing for the poor are already doing a part or their full fair share.

To determine this factor in the allocation formula, the total numbers of households per municipality were taken from the U.S. Census and disaggregated by income levels. 1980 median household income was used to delineate households into both low and moderate income households. Low-income households are those whose income is 0 to 50% of median household income and moderate is defined as between 50% and 80% of median income.

To determine the regional median income, median income for both counties were combined and a simple average median household income for the region was determined. This methodology allowed HNA to determine the percentage of households for each municipality in the bi-county region which are below and above median income. It further allowed HNA to array those households in the low-income category and those in the moderate-income category per municipality and as a percentage of the region. The 1980 Median Household Income (MHI) were derived as follows:

$$\frac{\text{Warren (MHI)} + \text{Middlesex (MHI)} + \text{Somerset (MHI)} + \text{Hunterdon (MHI)}}{4}$$

$$\frac{\$18,969 + \$22,826 + \$26,235 + \$24,115}{4} = \$23,036$$

Based on this figure of \$23,036, low income would be defined as between 0 and 50% of this regional averaged median or between \$0 to \$11,518.00. Moderate-income ranges between 50% and 80% of this regional averaged median, or \$11,518.00 to \$18,428.80.

The allocation formula used by HNA directs future allocations away from those municipalities which have large amounts of existing subsidized or assisted housing by subtracting the number of assisted housing units from the total number of households. At this point, these figures were unavailable, but have been requested from the Newark office of U.S.H.U.D.

THE REGION'S PRESENT AND PROSPECTIVE NEED

The present housing need for the region is 8,520 units.

The present household need for the region was determined by using the criteria of physical condition (overcrowding, lacking plumbing facilities, etc.), housing costs (where housing costs to income ratios are above 25%) and where the housing unit was poorly sited in relationship to the householder's place of work.

The current regional housing deficiency for existing low and moderate income households was determined by using the 7 basic variables from the U.S. Census of Population and Housing, which describes housing quality:

1. Year built, prior to 1940 or after 1940.
2. Persons per room or overcrowding; more than 1.01 persons per room.
3. Units which lack exclusive access.
4. Units lacking exclusive plumbing facilities.
5. Units lacking complete kitchen facilities.
6. Units lacking central-heating facilities.
7. Units in structures four stories or greater which lack elevators for the top floors above three stories.

It is the opinion of HNA based on the work completed by the Center of Urban Policy Research (p. 115) that the present regional need for the region is 8,520 units. In a current "Fair Share Housing Report - Branchburg Township" prepared by Clarke and Caton for Judge Serpentelli in November 1983, it was suggested that any base figure for current need should include vacancy as a component of present need (p. 18). The "Caton report" suggests that the vacancy ratio for rental housing should be 5% and for owner-occupied housing or for-sale housing, 1.5%. It is the opinion of HNA that this vacancy factor should be added as an appropriate percentage in relationship to unit type (owner vs. renter).

It must be noted that present need as projected by the Center for Urban Policy Research assumes that "those income-constrained Mount Laurel households living in 1980 in sound housing, but whose rent-to-income ratio are in excess of 25% are assumed to occupy this housing at these costs" (p. 90).

The present need would increase if those households were included in present need.

The prospective housing need for the region, the West Central region as determined by the Center for Urban Policy Research is 33,957 units.

The West Central region has a total need of 42,477 units; a present need of 8,520 and a prospective need of 33,957.

The fair share allocation results in a low/moderate income housing need for Cranbury of 748. If we delete the vacant land portion of the equation, and use only adjusted vacant land (HAR vacant land plus assessed farmland), the allocation is 962.

Since the present and indigenous demand is low for the four counties, and does not reflect the older urban counties of the northeast, HNA has also calculated the fair share distribution for present demand using the Mallach report. For Cranbury the indigenous demand is 20, and present redistributed demand is 172, for a total of 192. Then the region of the four counties as found in the C.U.P.R. study is used for prospective demand (1980-2000). This number is 33,957. The result is a higher allocation for each of the municipalities with this approach, and for Cranbury it is 790.

The fair share allocation for Monroe is 1,269 using a six-factor formula. If we remove the vacant land, and only use adjusted vacant land, as in the case of Cranbury, the number is 973. Again, by keeping the six-factor equation, we result in greater allocations to those communities that are less suburbanized, but still in the "growth" designation according to the State Development Guide Plan (SDGP).

Finally, if we use the Mallach figures for indigenous and present need for the nine-county region, applied to Monroe's allocation percentage, the present need is 631, and with the commuter region of the four counties for the prospective need (1,015), the Monroe fair share rises to 1,646.

TECHNICAL APPENDIX -

DATA BASE

Hunterdon, Middlesex, Somerset, & Warren - Data Base

hmswshr.wks
01/28/84

h1

h2

h3

Assisted Public Housing

	No. of Units	% of County	% of Region
Municipalities			

Hunterdon, Middlesex, Somerset, & Warren - Data Base

hmswshr.wks h4 h5
 01/28/84 Adjusted %
 Households region

Municipalities

	h4	h5
	Adjusted	%
	Households	region
Municipalities		
1 Alexandria	625	0.31%
2 Bethlehem	673	0.34%
3 Bloomsbury	186	0.09%
4 Califon	213	0.11%
5 Clinton	427	0.21%
6 Clinton Twp	1,672	0.83%
7 Delaware	894	0.45%
8 East Amwell	741	0.37%
9 Flemington	807	0.40%
10 Franklin	520	0.26%
11 Frenchtown	284	0.14%
12 Glen Gardner	113	0.06%
13 Hampton	289	0.14%
14 High Bridge	698	0.35%
15 Holland	971	0.48%
16 Kingwood	584	0.29%
17 Lambertville	665	0.33%
18 Lebanon Boro	173	0.09%
19 Lebanon Twp	1,084	0.54%
20 Milford	233	0.12%
21 Raritan	1,862	0.93%
22 Readington	2,394	1.19%
23 Stockton	120	0.06%
24 Tewksbury	1,008	0.50%
25 Union	796	0.40%
26 West Amwell	490	0.24%
HUNTERDON	18,522	9.22%
27 Carteret	3,931	1.96%
28 Cranbury	467	0.23%
29 Dunellen	1,338	0.67%
30 East Brunswick	8,773	4.37%
31 Edison	16,132	8.03%
32 Helmetta	174	0.09%
33 Highland Park	2,833	1.41%
34 Jamesburg	682	0.34%
35 Metuchen	3,251	1.62%
36 Middlesex	2,787	1.39%
37 Milltown	1,503	0.75%
38 Monroe	3,795	1.89%
39 New Brunswick	4,607	2.29%
40 North Brunswick	4,997	2.49%
41 Old Bridge	10,719	5.34%
42 Perth Amboy	5,260	2.62%
43 Piscataway	8,340	4.15%
44 Plainsboro	1,894	0.94%
45 Sayreville	6,338	3.16%
46 South Amboy	1,427	0.71%
47 South Brunswick	3,799	1.89%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	4,436	2.21%
49 South River	2,872	1.43%
50 Spotswood	1,592	0.79%
51 Woodbridge	19,172	9.55%
MIDDLESEX	121,119	60.31%
52 Bedminster	618	0.31%
53 Bernards	2,886	1.44%
54 Bernardsville	1,689	0.84%
55 Bound Brook	1,986	0.99%
56 Branchburg	1,926	0.96%
57 Bridgewater	7,021	3.50%
58 Far Hills	157	0.08%
59 Franklin	6,814	3.39%
60 Green Brook	1,056	0.53%
61 Hillsborough	4,937	2.46%
62 Manville	2,304	1.15%
63 Millstone	122	0.06%
64 Montgomery	1,561	0.78%
65 N. Plainfield	4,231	2.11%
66 Peapack Gladsto	452	0.23%
67 Raritan	1,194	0.59%
68 Rocky Hill	169	0.08%
69 Somerville	2,466	1.23%
70 S. Bound Brook	876	0.44%
71 Warren	2,440	1.22%
72 Watchung	1,382	0.69%
SOMERSET	46,287	23.05%
73 Allamuchy	667	0.33%
74 Alpha	526	0.26%
75 Belvidere	424	0.21%
76 Blairstown	870	0.43%
77 Franklin	413	0.21%
78 Frelinghuysen	274	0.14%
79 Greenwich	330	0.16%
80 Hackettstown	1,517	0.76%
81 Hardwick	157	0.08%
82 Harmony	502	0.25%
83 Hope	278	0.14%
84 Independence	507	0.25%
85 Knowlton	295	0.15%
86 Liberty	308	0.15%
87 Lopatcong	1,003	0.50%
88 Mansfield	1,053	0.52%
89 Oxford	255	0.13%
90 Pahaquarry	3	.00%
91 Phillipsburg	2,415	1.20%
92 Pohatcong	667	0.33%
93 Washington Boro	1,060	0.53%
94 Washington Twp	856	0.43%
95 White	503	0.25%
WARREN	14,883	7.41%
REGION	200,811	100.00%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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i1 i2
Income

Municipalities	Households	% of Region
1 Alexandria	877	0.27%
2 Bethelem	918	0.29%
3 Bloomsbury	308	0.10%
4 Califon	352	0.11%
5 Clinton	697	0.22%
6 Clinton Twp	2,110	0.66%
7 Delaware	1,263	0.39%
8 East Amwell	1,134	0.35%
9 Flemington	1,794	0.56%
10 Franklin	752	0.23%
11 Frenchtown	586	0.18%
12 Glen Gardner	278	0.09%
13 Hampton	557	0.17%
14 High Bridge	1,142	0.35%
15 Holland	1,485	0.46%
16 Kingwood	922	0.29%
17 Lambertville	1,613	0.50%
18 Lebanon Boro	279	0.09%
19 Lebanon Twp	1,719	0.53%
20 Milford	484	0.15%
21 Raritan	2,563	0.80%
22 Readington	3,317	1.03%
23 Stockton	252	0.08%
24 Tewksbury	1,285	0.40%
25 Union	1,053	0.33%
26 West Amwell	775	0.24%
HUNTERDON	28,515	8.86%
27 Carteret	6,919	2.15%
28 Cranbury	691	0.21%
29 Dunellen	2,414	0.75%
30 East Brunswick	11,189	3.47%
31 Edison	23,427	7.28%
32 Helmetta	313	0.10%
33 Highland Park	5,605	1.74%
34 Jamesburg	1,398	0.43%
35 Metuchen	4,959	1.54%
36 Middlesex	4,478	1.39%
37 Milltown	2,411	0.75%
38 Monroe	5,765	1.79%
39 New Brunswick	13,244	4.11%
40 North Brunswick	7,484	2.32%
41 Old Bridge	16,593	5.15%
42 Perth Amboy	13,617	4.23%
43 Piscataway	12,299	3.82%
44 Plainsboro	3,080	0.96%
45 Sayreville	9,396	2.92%
46 South Amboy	2,877	0.89%
47 S. Brunswick	5,443	1.69%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

48 S. Plainfield	6,224	1.93%
49 South River	5,091	1.58%
50 Spotswood	2,494	0.77%
51 Woodbridge	29,297	9.10%
MIDDLESEX	196,708	61.09%
		0.00%
52 Bedminster	884	0.27%
53 Bernards	3,711	1.15%
54 Bernardsville	2,278	0.71%
55 Bound Brook	3,564	1.11%
56 Branchburg	2,396	0.74%
57 Bridgewater	8,804	2.73%
58 Far Hills	241	0.07%
59 Franklin	10,060	3.12%
60 Green Brook	1,368	0.42%
61 Hillsborough	6,439	2.00%
62 Manville	3,878	1.20%
63 Millstone	171	0.05%
64 Montgomery	1,975	0.61%
65 N. Plainfield	7,525	2.34%
66 Peapack Gladsto	698	0.22%
67 Raritan	2,212	0.69%
68 Rocky Hill	267	0.08%
69 Somerville	4,686	1.46%
70 S. Bound Brook	1,582	0.49%
71 Warren	2,999	0.93%
72 Watchung	1,630	0.51%
SOMERSET	67,368	20.92%
		0.00%
73 Allamuchy	969	0.30%
74 Alpha	949	0.29%
75 Belvidere	935	0.29%
76 Blairstown	1,380	0.43%
77 Franklin	741	0.23%
78 Frelinghuysen	456	0.14%
79 Greenwich	573	0.18%
80 Hackettstown	2,863	0.89%
81 Hardwick	287	0.09%
82 Harmony	865	0.27%
83 Hope	494	0.15%
84 Independence	953	0.30%
85 Knowlton	682	0.21%
86 Liberty	574	0.18%
87 Lopatcong	1,807	0.56%
88 Mansfield	2,015	0.63%
89 Oxford	570	0.18%
90 Pahaquarry	13	.00%
91 Phillipsburg	6,242	1.94%
92 Pohatcong	1,315	0.41%
93 Washington Boro	2,414	0.75%
94 Washington Twp	1,388	0.43%
95 White	921	0.29%
WARREN	29,406	9.13%
		0.00%
REGION	321,997	100.00%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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i3

i4

i5

i6

Municipalities	No. of Moderate Income	% of Municipality	% of Region	No. of Low Income
1 Alexandria	112	12.8%	0.19%	140
2 Bethlehem	126	13.7%	0.22%	119
3 Bloomsbury	70	22.7%	0.12%	52
4 Califon	80	22.7%	0.14%	59
5 Clinton	136	19.5%	0.23%	134
6 Clinton Twp	184	8.7%	0.32%	254
7 Delaware	222	17.6%	0.38%	147
8 East Amwell	220	19.4%	0.38%	173
9 Flemington	539	30.0%	0.93%	448
10 Franklin	124	16.5%	0.21%	108
11 Frenchtown	144	24.6%	0.25%	158
12 Glen Gardner	71	25.5%	0.12%	94
13 Hampton	122	21.9%	0.21%	146
14 High Bridge	242	21.2%	0.42%	202
15 Holland	281	18.9%	0.48%	233
16 Kingwood	114	12.4%	0.20%	224
17 Lambertville	384	23.8%	0.66%	564
18 Lebanon Boro	64	22.9%	0.11%	42
19 Lebanon Twp	336	19.5%	0.58%	299
20 Milford	110	22.7%	0.19%	141
21 Raritan	344	13.4%	0.59%	357
22 Readington	498	15.0%	0.86%	425
23 Stockton	82	32.5%	0.14%	50
24 Tewksbury	138	10.7%	0.24%	139
25 Union	128	12.2%	0.22%	129
26 West Amwell	149	19.2%	0.26%	136
HUNTERDON	5,020	17.6%	8.63%	4,973
27 Carteret	1,174	17.0%	2.02%	1,814
28 Cranbury	106	15.3%	0.18%	118
29 Dunellen	517	21.4%	0.89%	559
30 East Brunswick	1,304	11.7%	2.24%	1,112
31 Edison	4,106	17.5%	7.06%	3,189
32 Helmetta	70	22.4%	0.12%	69
33 Highland Park	1,132	20.2%	1.95%	1,640
34 Jamesburg	337	24.1%	0.58%	379
35 Metuchen	798	16.1%	1.37%	910
36 Middlesex	921	20.6%	1.58%	770
37 Milltown	386	16.0%	0.66%	522
38 Monroe	1,062	18.4%	1.83%	908
39 New Brunswick	3,038	22.9%	5.22%	5,599
40 North Brunswick	1,337	17.9%	2.30%	1,150
41 Old Bridge	3,026	18.2%	5.20%	2,848
42 Perth Amboy	2,958	21.7%	5.09%	5,399
43 Piscataway	2,119	17.2%	3.64%	1,840
44 Plainsboro	788	25.6%	1.36%	398
45 Sayreville	1,458	15.5%	2.51%	1,600
46 South Amboy	672	23.4%	1.16%	778
47 South Brunswick	880	16.2%	1.51%	764

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	1,048	16.8%	1.80%	740
49 South River	1,012	19.9%	1.74%	1,207
50 Spotswood	494	19.8%	0.85%	408
51 Woodbridge	5,083	17.3%	8.74%	5,042
MIDDLESEX	35,826	18.2%	61.61%	39,763
52 Bedminster	130	14.7%	0.22%	136
53 Bernards	349	9.4%	0.60%	476
54 Bernardsville	329	14.4%	0.57%	260
55 Bound Brook	770	21.6%	1.32%	808
56 Branchburg	242	10.1%	0.42%	228
57 Bridgewater	969	11.0%	1.67%	814
58 Far Hills	42	17.4%	0.07%	42
59 Franklin	1,616	16.1%	2.78%	1,630
60 Green Brook	146	10.7%	0.25%	166
61 Hillsborough	928	14.4%	1.60%	574
62 Manville	708	18.3%	1.22%	866
63 Millstone	31	18.1%	0.05%	18
64 Montgomery	202	10.2%	0.35%	212
65 N. Plainfield	1,729	23.0%	2.97%	1,565
66 Peapack Gladsto	96	13.8%	0.17%	150
67 Raritan	418	18.9%	0.72%	600
68 Rocky Hill	62	23.2%	0.11%	36
69 Somerville	1,024	21.9%	1.76%	1,196
70 S. Bound Brook	405	25.6%	0.70%	301
71 Warren	273	9.1%	0.47%	286
72 Watchung	126	7.7%	0.22%	122
SOMERSET	10,595	15.7%	18.22%	10,486
73 Allamuchy	146	15.1%	0.25%	156
74 Alpha	211	22.2%	0.36%	212
75 Belvidere	203	21.7%	0.35%	308
76 Blairstown	238	17.2%	0.41%	272
77 Franklin	154	20.8%	0.26%	174
78 Frelinghuysen	84	18.4%	0.14%	98
79 Greenwich	117	20.4%	0.20%	126
80 Hackettstown	634	22.1%	1.09%	712
81 Hardwick	50	17.4%	0.09%	80
82 Harmony	184	21.3%	0.32%	179
83 Hope	118	23.9%	0.20%	98
84 Independence	242	25.4%	0.42%	204
85 Knowlton	184	27.0%	0.32%	203
86 Liberty	134	23.3%	0.23%	132
87 Lopatcong	388	21.5%	0.67%	416
88 Mansfield	520	25.8%	0.89%	442
89 Oxford	141	24.7%	0.24%	174
90 Pahaquarry	3	23.1%	0.01%	7
91 Phillipsburg	1,571	25.2%	2.70%	2,256
92 Pohatcong	296	22.5%	0.51%	352
93 Washington Boro	635	26.3%	1.09%	719
94 Washington Twp	244	17.6%	0.42%	288
95 White	214	23.2%	0.37%	204
WARREN	6,711	22.8%	11.54%	7,812
REGION	58,152	18.1%	100.00%	63,034

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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i7

i8

i9

i10

Municipalities	% of Municipality	% of Region	No. of Low and Moderate Income	% of Municipality
1 Alexandria	16.0%	0.22%	252	28.7%
2 Bethlehem	13.0%	0.19%	245	26.7%
3 Bloomsbury	16.9%	0.08%	122	39.6%
4 Califon	16.8%	0.09%	139	39.5%
5 Clinton	19.2%	0.21%	270	38.7%
6 Clinton Twp	12.0%	0.40%	438	20.8%
7 Delaware	11.6%	0.23%	369	29.2%
8 East Amwell	15.3%	0.27%	393	34.7%
9 Flemington	25.0%	0.71%	987	55.0%
10 Franklin	14.4%	0.17%	232	30.9%
11 Frenchtown	27.0%	0.25%	302	51.5%
12 Glen Gardner	33.8%	0.15%	165	59.4%
13 Hampton	26.2%	0.23%	268	48.1%
14 High Bridge	17.7%	0.32%	444	38.9%
15 Holland	15.7%	0.37%	514	34.6%
16 Kingwood	24.3%	0.36%	338	36.7%
17 Lambertville	35.0%	0.89%	948	58.8%
18 Lebanon Boro	15.1%	0.07%	106	38.0%
19 Lebanon Twp	17.4%	0.47%	635	36.9%
20 Milford	29.1%	0.22%	251	51.9%
21 Raritan	13.9%	0.57%	701	27.4%
22 Readington	12.8%	0.67%	923	27.8%
23 Stockton	19.8%	0.08%	132	52.4%
24 Tewksbury	10.8%	0.22%	277	21.6%
25 Union	12.3%	0.20%	257	24.4%
26 West Amwell	17.5%	0.22%	285	36.8%
HUNTERDON	17.4%	7.89%	9,993	35.0%
27 Carteret	26.2%	2.88%	2,988	43.2%
28 Cranbury	17.1%	0.19%	224	32.4%
29 Dunellen	23.2%	0.89%	1,076	44.6%
30 East Brunswick	9.9%	1.76%	2,416	21.6%
31 Edison	13.6%	5.06%	7,295	31.1%
32 Helmetta	22.0%	0.11%	139	44.4%
33 Highland Park	29.3%	2.60%	2,772	49.5%
34 Jamesburg	27.1%	0.60%	716	51.2%
35 Metuchen	18.4%	1.44%	1,708	34.4%
36 Middlesex	17.2%	1.22%	1,691	37.8%
37 Milltown	21.7%	0.83%	908	37.7%
38 Monroe	15.8%	1.44%	1,970	34.2%
39 New Brunswick	42.3%	8.88%	8,637	65.2%
40 North Brunswick	15.4%	1.82%	2,487	33.2%
41 Old Bridge	17.2%	4.52%	5,874	35.4%
42 Perth Amboy	39.6%	8.57%	8,357	61.4%
43 Piscataway	15.0%	2.92%	3,959	32.2%
44 Plainsboro	12.9%	0.63%	1,186	38.5%
45 Sayreville	17.0%	2.54%	3,058	32.5%
46 South Amboy	27.0%	1.23%	1,450	50.4%
47 South Brunswick	14.0%	1.21%	1,644	30.2%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	11.9%	1.17%	1,788	28.7%
49 South River	23.7%	1.91%	2,219	43.6%
50 Spotswood	16.4%	0.65%	902	36.2%
51 Woodbridge	17.2%	8.00%	10,125	34.6%
MIDDLESEX	20.2%	63.08%	75,589	38.4%
52 Bedminster	15.4%	0.22%	266	30.1%
53 Bernards	12.8%	0.76%	825	22.2%
54 Bernardsville	11.4%	0.41%	589	25.9%
55 Bound Brook	22.7%	1.28%	1,578	44.3%
56 Branchburg	9.5%	0.36%	470	19.6%
57 Bridgewater	9.2%	1.29%	1,783	20.3%
58 Far Hills	17.4%	0.07%	84	34.9%
59 Franklin	16.2%	2.59%	3,246	32.3%
60 Green Brook	12.1%	0.26%	312	22.8%
61 Hillsborough	8.9%	0.91%	1,502	23.3%
62 Manville	22.3%	1.37%	1,574	40.6%
63 Millstone	10.5%	0.03%	49	28.7%
64 Montgomery	10.7%	0.34%	414	21.0%
65 N. Plainfield	20.8%	2.48%	3,294	43.8%
66 Peapack Gladsto	21.5%	0.24%	246	35.2%
67 Raritan	27.1%	0.95%	1,018	46.0%
68 Rocky Hill	13.5%	0.06%	98	36.7%
69 Somerville	25.5%	1.90%	2,220	47.4%
70 S. Bound Brook	19.0%	0.48%	706	44.6%
71 Warren	9.5%	0.45%	559	18.6%
72 Watchung	7.5%	0.19%	248	15.2%
SOMERSET	15.6%	16.64%	21,081	31.3%
73 Allamuchy	16.1%	0.25%	302	31.2%
74 Alpha	22.3%	0.34%	423	44.6%
75 Belvidere	32.9%	0.49%	511	54.7%
76 Blairstown	19.7%	0.43%	510	37.0%
77 Franklin	23.5%	0.28%	328	44.3%
78 Frelinghuysen	21.5%	0.16%	182	39.9%
79 Greenwich	22.0%	0.20%	243	42.4%
80 Hackettstown	24.9%	1.13%	1,346	47.0%
81 Hardwick	27.9%	0.13%	130	45.3%
82 Harmony	20.7%	0.28%	363	42.0%
83 Hope	19.8%	0.16%	216	43.7%
84 Independence	21.4%	0.32%	446	46.8%
85 Knowlton	29.8%	0.32%	387	56.7%
86 Liberty	23.0%	0.21%	266	46.3%
87 Lopatcong	23.0%	0.66%	804	44.5%
88 Mansfield	21.9%	0.70%	962	47.7%
89 Oxford	30.5%	0.28%	315	55.3%
90 Pahaquarry	53.8%	0.01%	10	76.9%
91 Phillipsburg	36.1%	3.58%	3,827	61.3%
92 Pohatcong	26.8%	0.56%	648	49.3%
93 Washington Boro	29.8%	1.14%	1,354	56.1%
94 Washington Twp	20.7%	0.46%	532	38.3%
95 White	22.1%	0.32%	418	45.4%
WARREN	26.6%	12.39%	14,523	49.4%
REGION	19.6%	100.00%	121,186	37.6%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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Municipalities	% of Region
1 Alexandria	0.21%
2 Bethlehem	0.20%
3 Bloomsbury	0.10%
4 Califon	0.11%
5 Clinton	0.22%
6 Clinton Twp	0.36%
7 Delaware	0.30%
8 East Amwell	0.32%
9 Flemington	0.81%
10 Franklin	0.19%
11 Frenchtown	0.25%
12 Glen Gardner	0.14%
13 Hampton	0.22%
14 High Bridge	0.37%
15 Holland	0.42%
16 Kingwood	0.28%
17 Lambertville	0.78%
18 Lebanon Boro	0.09%
19 Lebanon Twp	0.52%
20 Milford	0.21%
21 Raritan	0.58%
22 Readington	0.76%
23 Stockton	0.11%
24 Tewksbury	0.23%
25 Union	0.21%
26 West Amwell	0.24%
HUNTERDON	8.25%
27 Carteret	2.47%
28 Cranbury	0.18%
29 Dunellen	0.89%
30 East Brunswick	1.99%
31 Edison	6.02%
32 Helmetta	0.11%
33 Highland Park	2.29%
34 Jamesburg	0.59%
35 Metuchen	1.41%
36 Middlesex	1.40%
37 Milltown	0.75%
38 Monroe	1.63%
39 New Brunswick	7.13%
40 North Brunswick	2.05%
41 Old Bridge	4.85%
42 Perth Amboy	6.90%
43 Piscataway	3.27%
44 Plainsboro	0.98%
45 Sayreville	2.52%
46 South Amboy	1.20%
47 South Brunswick	1.36%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	1.48%
49 South River	1.83%
50 Spotswood	0.74%
51 Woodbridge	8.35%
MIDDLESEX	62.37%
52 Bedminster	0.22%
53 Bernards	0.68%
54 Bernardsville	0.49%
55 Bound Brook	1.30%
56 Branchburg	0.39%
57 Bridgewater	1.47%
58 Far Hills	0.07%
59 Franklin	2.68%
60 Green Brook	0.26%
61 Hillsborough	1.24%
62 Manville	1.30%
63 Millstone	0.04%
64 Montgomery	0.34%
65 N. Plainfield	2.72%
66 Peapack Gladsto	0.20%
67 Raritan	0.84%
68 Rocky Hill	0.08%
69 Somerville	1.83%
70 S. Bound Brook	0.58%
71 Warren	0.46%
72 Watchung	0.20%
SOMERSET	17.40%
73 Allamuchy	0.25%
74 Alpha	0.35%
75 Belvidere	0.42%
76 Blairstown	0.42%
77 Franklin	0.27%
78 Frelinghuysen	0.15%
79 Greenwich	0.20%
80 Hackettstown	1.11%
81 Hardwick	0.11%
82 Harmony	0.30%
83 Hope	0.18%
84 Independence	0.37%
85 Knowlton	0.32%
86 Liberty	0.22%
87 Lopatcong	0.66%
88 Mansfield	0.79%
89 Oxford	0.26%
90 Pahaquarry	0.01%
91 Phillipsburg	3.16%
92 Pohatcong	0.53%
93 Washington Boro	1.12%
94 Washington Twp	0.44%
95 White	0.34%
WARREN	11.98%
REGION	100.00%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

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j1
Covered Jobs

j2

j3

j4

Municipalities	1981	% of Region	1972	Change 1981-1972
1 Alexandria	103	0.03%	13	90
2 Bethelem	188	0.05%	93	95
3 Bloomsbury	626	0.17%	254	372
4 Califon	605	0.16%	233	372
5 Clinton	1,031	0.28%	876	155
6 Clinton Twp	805	0.22%	445	360
7 Delaware	165	0.04%	26	139
8 East Amwell	248	0.07%	154	94
9 Flemington	3,677	0.99%	5,454	(1,777)
10 Franklin	241	0.07%	110	131
11 Frenchtown	508	0.14%	620	(112)
12 Glen Gardner	217	0.06%	142	75
13 Hampton	254	0.07%	108	146
14 High Bridge	350	0.09%	363	(13)
15 Holland	402	0.11%	252	150
16 Kingwood	217	0.06%	96	121
17 Lambertville	958	0.26%	1,267	(309)
18 Lebanon Boro	275	0.07%	592	(317)
19 Lebanon Twp	472	0.13%	239	233
20 Milford	1,090	0.29%	1,300	(210)
21 Raritan	4,540	1.23%	522	4,018
22 Readington	1,983	0.54%	814	1,169
23 Stockton	180	0.05%	159	21
24 Tewksbury	159	0.04%	106	53
25 Union	48	0.01%	28	20
26 West Amwell	78	0.02%	40	38
HUNTERDON	19,420	5.24%	14,306	5,114
27 Carteret	7,351	1.98%	7,249	102
28 Cranbury	3,477	0.94%	2,774	703
29 Dunellen	1,010	0.27%	1,481	(471)
30 East Brunswick	14,618	3.94%	10,236	4,382
31 Edison	47,953	12.94%	23,073	24,880
32 Helmetta	219	0.06%	172	47
33 Highland Park	2,440	0.66%	2,123	317
34 Jamesburg	863	0.23%	1,116	(253)
35 Metuchen	4,911	1.33%	9,480	(4,569)
36 Middlesex	5,275	1.42%	3,091	2,184
37 Milltown	2,848	0.77%	2,826	22
38 Monroe	1,117	0.30%	170	947
39 New Brunswick	21,340	5.76%	26,475	(5,135)
40 North Brunswick	12,076	3.26%	11,006	1,070
41 Old Bridge	4,154	1.12%	1,592	2,562
42 Perth Amboy	13,015	3.51%	16,116	(3,101)
43 Piscataway	24,949	6.73%	9,314	15,635
44 Plainsboro	2,092	0.56%	666	1,426
45 Sayreville	7,893	2.13%	9,169	(1,276)
46 South Amboy	2,454	0.66%	1,827	627
47 S. Brunswick	8,465	2.28%	4,000	4,465

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	14,728	3.97%	8,062	6,666
49 South River	1,942	0.52%	2,451	(509)
50 Spotswood	1,434	0.39%	1,374	60
51 Woodbridge	36,923	9.96%	27,999	8,924
MIDDLESEX	243,547	65.73%	183,842	59,705
52 Bedminster	4,396	1.19%	552	3,844
53 Bernards	5,815	1.57%	1,193	4,622
54 Bernardsville	1,916	0.52%	1,609	307
55 Bound Brook	4,703	1.27%	9,096	(4,393)
56 Branchburg	2,141	0.58%	544	1,597
57 Bridgewater	11,354	3.06%	7,489	3,865
58 Far Hills	477	0.13%	457	20
59 Franklin	11,342	3.06%	3,601	7,741
60 Green Brook	2,083	0.56%	1,465	618
61 Hillsborough	1,623	0.44%	943	680
62 Manville	2,204	0.59%	4,207	(2,003)
63 Millstone	45	0.01%	1,143	(1,098)
64 Montgomery	4,723	1.27%	1,897	2,826
65 N. Plainfield	2,535	0.68%	4,169	(1,634)
66 Peapack Gladsto	863	0.23%	418	445
67 Raritan	5,922	1.60%	3,778	2,144
68 Rocky Hill	158	0.04%	204	(46)
69 Somerville	12,464	3.36%	9,453	3,011
70 S. Bound Brook	574	0.15%	641	(67)
71 Warren	2,914	0.79%	1,693	1,221
72 Watchung	4,244	1.15%	2,604	1,640
SOMERSET	82,496	22.26%	57,156	25,340
73 Allamuchy	342	0.09%	191	151
74 Alpha	561	0.15%	526	35
75 Belvidere	1,904	0.51%	1,734	170
76 Blairstown	552	0.15%	419	133
77 Franklin	264	0.07%	254	10
78 Frelinghuysen	284	0.08%	89	195
79 Greenwich	209	0.06%	151	58
80 Hackettstown	5,755	1.55%	4,145	1,610
81 Hardwick	97	0.03%	5	92
82 Harmony	180	0.05%	84	96
83 Hope	160	0.04%	92	68
84 Independence	233	0.06%	106	127
85 Knowlton	419	0.11%	179	240
86 Liberty	207	0.06%	182	25
87 Lopatcong	739	0.20%	693	46
88 Mansfield	467	0.13%	211	256
89 Oxford	354	0.10%	375	(21)
90 Pahaquarry		0.00%		0
91 Phillipsburg	9,357	2.53%	8,981	376
92 Pohatcong	326	0.09%	492	(166)
93 Washington Boro	1,361	0.37%	2,412	(1,051)
94 Washington Twp	1,167	0.31%	1,112	55
95 White	146	0.04%	74	72
WARREN	25,084	6.77%	22,507	2,577
REGION	370,547	100.00%	277,811	92,736

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

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j6

Municipalities	%	%
	1981-1972 Municipality	1981-1972 Region
1 Alexandria	692.3%	0.10%
2 Bethelam	102.2%	0.10%
3 Bloomsbury	146.5%	0.40%
4 Califon	159.7%	0.40%
5 Clinton	17.7%	0.17%
6 Clinton Twp	80.9%	0.39%
7 Delaware	534.6%	0.15%
8 East Amwell	61.0%	0.10%
9 Flemington	-32.6%	-1.92%
10 Franklin	119.1%	0.14%
11 Frenchtown	-18.1%	-0.12%
12 Glen Gardner	52.8%	0.08%
13 Hampton	135.2%	0.16%
14 High Bridge	-3.6%	-0.01%
15 Holland	59.5%	0.16%
16 Kingwood	126.0%	0.13%
17 Lambertville	-24.4%	-0.33%
18 Lebanon Boro	-53.5%	-0.34%
19 Lebanon Twp	97.5%	0.25%
20 Milford	-16.2%	-0.23%
21 Raritan	769.7%	4.33%
22 Readington	143.6%	1.26%
23 Stockton	13.2%	0.02%
24 Tewksbury	50.0%	0.06%
25 Union	71.4%	0.02%
26 West Amwell	95.0%	0.04%
HUNTERDON	35.7%	5.51%
27 Carteret	1.4%	0.11%
28 Cranbury	25.3%	0.76%
29 Dunellen	-31.8%	-0.51%
30 East Brunswick	42.8%	4.73%
31 Edison	107.8%	26.83%
32 Helmetta	27.3%	0.05%
33 Highland Park	14.9%	0.34%
34 Jamesburg	-22.7%	-0.27%
35 Metuchen	-48.2%	-4.93%
36 Middlesex	70.7%	2.36%
37 Milltown	0.8%	0.02%
38 Monroe	557.1%	1.02%
39 New Brunswick	-19.4%	-5.54%
40 North Brunswick	9.7%	1.15%
41 Old Bridge	160.9%	2.76%
42 Perth Amboy	-19.2%	-3.34%
43 Piscataway	167.9%	16.86%
44 Plainsboro	214.1%	1.54%
45 Sayreville	-13.9%	-1.38%
46 South Amboy	34.3%	0.68%
47 S. Brunswick	111.6%	4.81%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

48 S. Plainfield	82.7%	7.19%
49 South River	-20.8%	-0.55%
50 Spotswood	4.4%	0.06%
51 Woodbridge	31.9%	9.62%
MIDDLESEX	32.5%	64.38%
	ERR	0.00%
52 Bedminster	696.4%	4.15%
53 Bernards	387.4%	4.98%
54 Bernardsville	19.1%	0.33%
55 Bound Brook	-48.3%	-4.74%
56 Branchburg	293.6%	1.72%
57 Bridgewater	51.6%	4.17%
58 Far Hills	4.4%	0.02%
59 Franklin	215.0%	8.35%
60 Green Brook	42.2%	0.67%
61 Hillsborough	72.1%	0.73%
62 Manville	-47.6%	-2.16%
63 Millstone	-96.1%	-1.18%
64 Montgomery	149.0%	3.05%
65 N. Plainfield	-39.2%	-1.76%
66 Peapack Gladsto	106.5%	0.48%
67 Raritan	56.7%	2.31%
68 Rocky Hill	-22.5%	-0.05%
69 Somerville	31.9%	3.25%
70 S. Bound Brook	-10.5%	-0.07%
71 Warren	72.1%	1.32%
72 Watchung	63.0%	1.77%
SOMERSET	44.3%	27.32%
73 Allamuchy	79.1%	0.16%
74 Alpha	6.7%	0.04%
75 Belvidere	9.8%	0.18%
76 Blairstown	31.7%	0.14%
77 Franklin	3.9%	0.01%
78 Frelinghuysen	219.1%	0.21%
79 Greenwich	38.4%	0.06%
80 Hackettstown	38.8%	1.74%
81 Hardwick	1840.0%	0.10%
82 Harmony	114.3%	0.10%
83 Hope	73.9%	0.07%
84 Independence	119.8%	0.14%
85 Knowlton	134.1%	0.26%
86 Liberty	13.7%	0.03%
87 Lopatcong	6.6%	0.05%
88 Mansfield	121.3%	0.28%
89 Oxford	-5.6%	-0.02%
90 Pahaquarry	ERR	0.00%
91 Phillipsburg	4.2%	0.41%
92 Pohatcong	-33.7%	-0.18%
93 Washington Boro	-43.6%	-1.13%
94 Washington Twp	4.9%	0.06%
95 White	97.3%	0.08%
WARREN	11.4%	2.78%
REGION	33.4%	100.00%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

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11 12
Vacant Developable Land

Municipalities		% of Region
1 Alexandria	4,303	1.83%
2 Bethelem	3,041	1.29%
3 Bloomsbury	84	0.04%
4 Califon	0	0.00%
5 Clinton	392	0.17%
6 Clinton Twp	5,080	2.16%
7 Delaware	6,096	2.59%
8 East Amwell	3,270	1.39%
9 Flemington	102	0.04%
10 Franklin	3,626	1.54%
11 Frenchtown	167	0.07%
12 Glen Gardner	162	0.07%
13 Hampton	141	0.06%
14 High Bridge	370	0.16%
15 Holland	2,338	0.99%
16 Kingwood	5,499	2.34%
17 Lambertville	102	0.04%
18 Lebanon Boro	134	0.06%
19 Lebanon Twp	4,158	1.77%
20 Milford	0	0.00%
21 Raritan	7,916	3.36%
22 Readington	10,413	4.42%
23 Stockton	122	0.05%
24 Tewksbury	4,164	1.77%
25 Union	2,905	1.23%
26 West Amwell	2,396	1.02%
HUNTERDON	66,981	28.46%
27 Carteret	0	0.00%
28 Cranbury	2,626	1.12%
29 Dunellen	0	0.00%
30 East Brunswick	2,904	1.23%
31 Edison	5,625	2.39%
32 Helmetta	0	0.00%
33 Highland Park	0	0.00%
34 Jamesburg	100	0.04%
35 Metuchen	0	0.00%
36 Middlesex	0	0.00%
37 Milltown	0	0.00%
38 Monroe	10,667	4.53%
39 New Brunswick	0	0.00%
40 North Brunswick	2,537	1.08%
41 Old Bridge	12,927	5.49%
42 Perth Amboy	0	0.00%
43 Piscataway	2,412	1.02%
44 Plainsboro	2,150	0.91%
45 Sayreville	4,078	1.73%
46 South Amboy	100	0.04%
47 S. Brunswick	14,055	5.97%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	1,534	0.65%
49 South River	99	0.04%
50 Spotswood	196	0.08%
51 Woodbridge	800	0.34%
MIDDLESEX	62,810	26.68%
52 Bedminster	5,675	2.41%
53 Bernards	3,691	1.57%
54 Bernardsville	472	0.20%
55 Bound Brook	79	0.03%
56 Branchburg	3,899	1.66%
57 Bridgewater	3,140	1.33%
58 Far Hills	217	0.09%
59 Franklin	8,681	3.69%
60 Green Brook	319	0.14%
61 Hillsborough	10,029	4.26%
62 Manville	257	0.11%
63 Millstone	130	0.06%
64 Montgomery	6,215	2.64%
65 N. Plainfield	32	0.01%
66 Peapack Gladsto	276	0.12%
67 Raritan	182	0.08%
68 Rocky Hill	79	0.03%
69 Somerville	68	0.03%
70 S. Bound Brook	10	.00%
71 Warren	2,882	1.22%
72 Watchung	229	0.10%
SOMERSET	46,562	19.78%
73 Allamuchy	2,753	1.17%
74 Alpha	479	0.20%
75 Belvidere	400	0.17%
76 Blairstown	6,953	2.95%
77 Franklin	2,546	1.08%
78 Frelinghuysen	3,699	1.57%
79 Greenwich	1,277	0.54%
80 Hackettstown	1,252	0.53%
81 Hardwick	3,600	1.53%
82 Harmony	4,362	1.85%
83 Hope	2,630	1.12%
84 Independence	2,775	1.18%
85 Knowlton	4,661	1.98%
86 Liberty	1,960	0.83%
87 Lopatcong	1,642	0.70%
88 Mansfield	4,956	2.11%
89 Oxford	1,323	0.56%
90 Pahaquarry	0	0.00%
91 Phillipsburg	664	0.28%
92 Pohatcong	2,552	1.08%
93 Washington Boro	565	0.24%
94 Washington Twp	3,701	1.57%
95 White	4,282	1.82%
WARREN	59,032	25.08%
REGION	235,385	100.00%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

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13
Land cont.

14

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16

Municipalities	Farm Land	Total Taxable Land	Households per acre of vacant Dev. Land	Households per acre of total Ag.Open & V.D.L.
1 Alexandria	12,092.80	18,048.00	0.20	0.05
2 Bethelem	8,399.25	13,683.20	0.30	0.08
3 Bloomsbury	325.23	640	3.67	0.75
4 Califon	148.20	576.00	ERR	2.38
5 Clinton	157.20	857.60	1.78	1.27
6 Clinton Twp	9,525.51	21,836.80	0.42	0.14
7 Delaware	18,649.75	23,616.00	0.21	0.05
8 East Amwell	13,957.44	17,792.00	0.35	0.07
9 Flemington	18.45	832.00	17.59	14.89
10 Franklin	11,365.19	14,912.00	0.21	0.05
11 Frenchtown	169.52	704.00	3.51	1.74
12 Glen Gardner	471.53	934.40	1.72	0.44
13 Hampton	403.95	870.40	3.95	1.02
14 High Bridge	479.72	1,536.00	3.09	1.34
15 Holland	9,144.64	14,528.00	0.64	0.13
16 Kingwood	17,288.06	22,784.00	0.17	0.04
17 Lambertville	16.86	704	15.81	13.57
18 Lebanon Boro	224.23	563.20	2.08	0.78
19 Lebanon Twp	9,737.68	20,480.00	0.41	0.12
20 Milford	71.80	832.00	ERR	6.74
21 Raritan	14,220.30	24,576.00	0.32	0.12
22 Readington	17,764.71	30,592.00	0.32	0.12
23 Stockton	66.18	384.00	2.07	1.34
24 Tewksbury	14,187.48	20,352.00	0.31	0.07
25 Union	6,170.49	13,030.40	0.36	0.12
26 West Amwell	9,492.82	14,016.00	0.32	0.07
HUNTERDON	174,548.99	279,680.00	0.43	0.12
27 Carteret		2,880.00	ERR	ERR
28 Cranbury	6,278.83	8,384.00	0.26	0.08
29 Dunellen		640.00	ERR	ERR
30 East Brunswick	2,389.38	13,760.00	3.85	2.11
31 Edison	357.28	19,323.00	4.16	3.92
32 Helmetta		512.00	ERR	ERR
33 Highland Park		1,152.00	ERR	ERR
34 Jamesburg		576.00	13.98	13.98
35 Metuchen		1,792.00	ERR	ERR
36 Middlesex	27.63	2,304.00	ERR	162.07
37 Milltown	6.75	1,024.00	ERR	357.19
38 Monroe	13,879.05	26,752.00	0.54	0.23
39 New Brunswick		3,520.00	ERR	ERR
40 North Brunswick	696.88	7,232.00	2.95	2.31
41 Old Bridge	4,062.18	24,121.60	1.28	0.98
42 Perth Amboy		2,944.00	ERR	ERR
43 Piscataway	862.76	12,096.00	5.10	3.76
44 Plainsboro	5,342.42	7,488.00	1.43	0.41
45 Sayreville	31.81	10,432.00	2.30	2.29
46 South Amboy		832.00	28.77	28.77
47 S. Brunswick	10,630.08	26,496.00	0.39	0.22

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

48 S. Plainfield	27.50	5,248.00	4.06	3.99
49 South River	8.16	1,792.00	51.42	47.51
50 Spotswood	11.00	1,472.00	12.72	12.05
51 Woodbridge		14,848.00	36.62	36.62
MIDDLESEX	44,611.71	197,620.60	3.13	1.83
52 Bedminister	11,830.68	17,088.00	0.16	0.05
53 Bernards	4,786.07	15,616.00	1.01	0.44
54 Bernardsville	1,041.55	8,384.00	4.83	1.51
55 Bound Brook		1,024.00	45.11	45.11
56 Branchburg	6,850.18	12,928.00	0.61	0.22
57 Bridgewater	1,917.37	21,017.60	2.80	1.74
58 Far Hills	605.94	3,200.00	1.11	0.29
59 Franklin	12,650.65	29,696.00	1.16	0.47
60 Green Brook	224.20	3,008.00	4.29	2.52
61 Hillsborough	19,026.59	35,008.00	0.64	0.22
62 Manville	50.99	1,600.00	15.09	12.59
63 Millstone	89.45	384.00	1.32	0.78
64 Montgomery	11,359.40	20,646.40	0.32	0.11
65 N. Plainfield		1,856.00	235.16	235.16
66 Peapack Gladsto	1,741.19	3,776.00	2.53	0.35
67 Raritan	37.80	1,318.40	12.15	10.06
68 Rocky Hill	119.00	409.60	3.38	1.35
69 Somerville		1,408.00	68.91	68.91
70 S. Bound Brook		576.00	158.20	158.20
71 Warren	2,444.14	12,352.00	1.04	0.56
72 Watchung	44.61	3,968.00	7.12	5.96
SOMERSET	74,819.81	195,264	1.45	0.56
73 Allamuchy	5,525.71	12,864.00	0.35	0.12
74 Alpha	547.12	1,088.00	1.98	0.92
75 Belvidere	180.80	832.00	2.34	1.61
76 Blairstown	7,295.45	19,648.00	0.20	0.10
77 Franklin	12,266.54	15,424.00	0.29	0.05
78 Frelinghuysen	10,466.22	15,104.00	0.12	0.03
79 Greenwich	5,646.03	6,668.80	0.45	0.08
80 Hackettstown	70.95	2,112.00	2.29	2.16
81 Hardwick	4,995.59	11,392	0.08	0.03
82 Harmony	8,188.30	15,552	0.20	0.07
83 Hope	7,659.66	12,032	0.19	0.05
84 Independence	7,132.40	12,224	0.34	0.10
85 Knowlton	9,001.24	16,576	0.15	0.05
86 Liberty	3,578.22	7,936	0.29	0.10
87 Lopatcong	2,350.91	4,416	1.10	0.45
88 Mansfield	9,626.60	19,264	0.41	0.14
89 Oxford	1,696.46	3,648	0.43	0.19
90 Pahaquarry		12,992	ERR	ERR
91 Phillipsburg	89.74	2,368	9.40	8.28
92 Pohatcong	6,224.57	9,011	0.52	0.15
93 Washington Boro	101.34	1,280	4.27	3.62
94 Washington Twp	6,535.99	11,200	0.38	0.14
95 White	9,888.82	18,048	0.22	0.06
WARREN	119,068.66	231,680.00	0.50	0.17
REGION	413,049.17	904,244.60	1.37	0.50

Hunterdon, Middlesex, Somerset, & Warren - Data Base

hmswshr.wks 01/28/84	17 Adjusted Vacant Developable Land	18 %	region
Municipalities			
1 Alexandria	16,396	2.53%	
2 Bethelam	11,440	1.76%	
3 Bloomsbury	409	0.06%	
4 Califon	148	0.02%	
5 Clinton	549	0.08%	
6 Clinton Twp	14,606	2.25%	
7 Delaware	24,746	3.82%	
8 East Amwell	17,227	2.66%	
9 Flemington	120	0.02%	
10 Franklin	14,991	2.31%	
11 Frenchtown	337	0.05%	
12 Glen Gardner	634	0.10%	
13 Hampton	545	0.08%	
14 High Bridge	850	0.13%	
15 Holland	11,483	1.77%	
16 Kingwood	22,787	3.51%	
17 Lambertville	119	0.02%	
18 Lebanon Boro	358	0.06%	
19 Lebanon Twp	13,896	2.14%	
20 Milford	72	0.01%	
21 Raritan	22,136	3.41%	
22 Readington	28,178	4.35%	
23 Stockton	188	0.03%	
24 Tewksbury	18,351	2.83%	
25 Union	9,075	1.40%	
26 West Amwell	11,889	1.83%	
HUNTERDON	241,530	37.25%	
27 Carteret	0	0.00%	
28 Cranbury	8,905	1.37%	
29 Dunellen	0	0.00%	
30 East Brunswick	5,293	0.82%	
31 Edison	5,982	0.92%	
32 Helmetta	0	0.00%	
33 Highland Park	0	0.00%	
34 Jamesburg	100	0.02%	
35 Metuchen	0	0.00%	
36 Middlesex	28	.00%	
37 Milltown	7	.00%	
38 Monroe	24,546	3.79%	
39 New Brunswick	0	0.00%	
40 North Brunswick	3,234	0.50%	
41 Old Bridge	16,989	2.62%	
42 Perth Amboy	0	0.00%	
43 Piscataway	3,275	0.51%	
44 Plainsboro	7,492	1.16%	
45 Sayreville	4,110	0.63%	
46 South Amboy	100	0.02%	
47 S. Brunswick	24,685	3.81%	

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	1,562	0.24%
49 South River	107	0.02%
50 Spotswood	207	0.03%
51 Woodbridge	800	0.12%
MIDDLESEX	107,422	16.57%
52 Bedminster	17,506	2.70%
53 Bernards	8,477	1.31%
54 Bernardsville	1,514	0.23%
55 Bound Brook	79	0.01%
56 Branchburg	10,749	1.66%
57 Bridgewater	5,057	0.78%
58 Far Hills	823	0.13%
59 Franklin	21,332	3.29%
60 Green Brook	543	0.08%
61 Hillsborough	29,056	4.48%
62 Manville	308	0.05%
63 Millstone	219	0.03%
64 Montgomery	17,574	2.71%
65 N. Plainfield	32	.00%
66 Peapack Gladsto	2,017	0.31%
67 Raritan	220	0.03%
68 Rocky Hill	198	0.03%
69 Somerville	68	0.01%
70 S. Bound Brook	10	.00%
71 Warren	5,326	0.82%
72 Watchung	274	0.04%
SOMERSET	121,382	18.72%
73 Allamuchy	8,279	1.28%
74 Alpha	1,026	0.16%
75 Belvidere	581	0.09%
76 Blairstown	14,248	2.20%
77 Franklin	14,813	2.28%
78 Frelinghuysen	14,165	2.18%
79 Greenwich	6,923	1.07%
80 Hackettstown	1,323	0.20%
81 Hardwick	8,596	1.33%
82 Harmony	12,550	1.94%
83 Hope	10,290	1.59%
84 Independence	9,907	1.53%
85 Knowlton	13,662	2.11%
86 Liberty	5,538	0.85%
87 Lopatcong	3,993	0.62%
88 Mansfield	14,583	2.25%
89 Oxford	3,019	0.47%
90 Pahaquarry	0	0.00%
91 Phillipsburg	754	0.12%
92 Pohatcong	8,777	1.35%
93 Washington Boro	666	0.10%
94 Washington Twp	10,237	1.58%
95 White	14,171	2.19%
WARREN	178,101	27.47%
REGION	648,434	100.00%

Hunterdon, Middlesex, Sommerset, & Warren - Data Base

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p1
Population

p2

p3

Municipalities	1980	% of Region	1970
1 Alexandria	2,798	0.29%	2,127
2 Bethelam	3,045	0.31%	1,385
3 Bloomsbury	864	0.09%	879
4 Califon	1,023	0.11%	970
5 Clinton	1,910	0.20%	1,742
6 Clinton Twp	7,345	0.76%	5,119
7 Delaware	3,816	0.39%	3,249
8 East Amwell	3,468	0.36%	2,568
9 Flemington	4,132	0.43%	3,917
10 Franklin	2,294	0.24%	2,154
11 Frenchtown	1,573	0.16%	1,459
12 Glen Gardner	834	0.09%	874
13 Hampton	1,614	0.17%	1,386
14 High Bridge	3,435	0.35%	2,606
15 Holland	4,593	0.47%	3,587
16 Kingwood	2,772	0.29%	2,294
17 Lambertville	4,044	0.42%	4,359
18 Lebanon Boro	820	0.08%	885
19 Lebanon Twp	5,459	0.56%	4,235
20 Milford	1,368	0.14%	1,230
21 Raritan	8,292	0.85%	6,934
22 Readington	10,855	1.12%	7,688
23 Stockton	643	0.07%	619
24 Tewksbury	4,094	0.42%	2,959
25 Union	3,971	0.41%	2,351
26 West Amwell	2,299	0.24%	2,142
HUNTERDON	87,361	9.00%	69,718
27 Carteret	20,598	2.12%	23,137
28 Cranbury	1,927	0.20%	2,253
29 Dunellen	6,593	0.68%	7,072
30 East Brunswick	37,711	3.88%	34,166
31 Edison	70,193	7.23%	67,120
32 Helmetta	955	0.10%	955
33 Highland Park	13,396	1.38%	14,385
34 Jamesburg	4,114	0.42%	4,584
35 Metuchen	13,762	1.42%	16,031
36 Middlesex	13,480	1.39%	15,038
37 Milltown	7,136	0.74%	6,470
38 Monroe	15,858	1.63%	9,138
39 New Brunswick	41,442	4.27%	41,885
40 North Brunswick	22,220	2.29%	16,691
41 Old Bridge	51,515	5.31%	48,715
42 Perth Amboy	38,951	4.01%	38,798
43 Piscataway	42,223	4.35%	36,418
44 Plainsboro	5,605	0.58%	1,648
45 Sayreville	29,969	3.09%	32,508
46 South Amboy	8,322	0.86%	9,338
47 S. Brunswick	17,127	1.76%	14,058

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	20,521	2.11%	21,142
49 South River	14,361	1.48%	15,428
50 Spotswood	7,840	0.81%	7,891
51 Woodbridge	90,074	9.28%	98,944
MIDDLESEX	595,893	61.38%	583,813
52 Bedminster	2,469	0.25%	2,597
53 Bernards	12,920	1.33%	13,305
54 Bernardsville	6,715	0.69%	6,652
55 Bound Brook	9,710	1.00%	10,450
56 Branchburg	7,846	0.81%	5,742
57 Bridgewater	29,175	3.01%	30,235
58 Far Hills	677	0.07%	780
59 Franklin	31,358	3.23%	30,389
60 Green Brook	4,640	0.48%	4,302
61 Hillsborough	19,061	1.96%	11,061
62 Manville	11,278	1.16%	13,029
63 Millstone	530	0.05%	630
64 Montgomery	7,360	0.76%	6,353
65 N. Plainfield	19,108	1.97%	21,796
66 Peapack Gladsto	2,038	0.21%	1,924
67 Raritan	6,128	0.63%	6,691
68 Rocky Hill	717	0.07%	917
69 Somerville	11,973	1.23%	13,652
70 S. Bound Brook	4,331	0.45%	4,525
71 Warren	9,805	1.01%	8,592
72 Watchung	5,290	0.54%	4,750
SOMERSET	203,129	20.92%	198,372
73 Allamuchy	2,560	0.26%	1,138
74 Alpha	2,644	0.27%	2,829
75 Belvidere	2,475	0.25%	2,722
76 Blairstown	4,360	0.45%	2,189
77 Franklin	2,341	0.24%	1,973
78 Frelinghuysen	1,435	0.15%	1,118
79 Greenwich	1,738	0.18%	1,482
80 Hackettstown	8,850	0.91%	9,472
81 Hardwick	947	0.10%	548
82 Harmony	2,592	0.27%	2,195
83 Hope	1,468	0.15%	1,140
84 Independence	2,829	0.29%	2,057
85 Knowlton	2,074	0.21%	1,738
86 Liberty	1,730	0.18%	1,229
87 Lopatcong	4,998	0.51%	3,144
88 Mansfield	5,780	0.60%	3,546
89 Oxford	1,659	0.17%	1,742
90 Pahaquarry	26	.00%	71
91 Phillipsburg	16,647	1.71%	17,849
92 Pohatcong	3,856	0.40%	3,924
93 Washington Boro	6,429	0.66%	5,943
94 Washington Twp	4,243	0.44%	3,585
95 White	2,748	0.28%	2,326
WARREN	84,429	8.70%	73,960
REGION	970,812	100.00%	925,863

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Municipalities	Change 1980-1970	% 1980-1970 Municipality	% 1980-1970 Region
1 Alexandria	671	31.5%	1.49%
2 Bethelam	1,660	119.9%	3.69%
3 Bloomsbury	(15)	-1.7%	-0.03%
4 Califon	53	5.5%	0.12%
5 Clinton	168	9.6%	0.37%
6 Clinton Twp	2,226	43.5%	4.95%
7 Delaware	567	17.5%	1.26%
8 East Amwell	900	35.0%	2.00%
9 Flemington	215	5.5%	0.48%
10 Franklin	140	6.5%	0.31%
11 Frenchtown	114	7.8%	0.25%
12 Glen Gardner	(40)	-4.6%	-0.09%
13 Hampton	228	16.5%	0.51%
14 High Bridge	829	31.8%	1.84%
15 Holland	1,006	28.0%	2.24%
16 Kingwood	478	20.8%	1.06%
17 Lambertville	(315)	-7.2%	-0.70%
18 Lebanon Boro	(65)	-7.3%	-0.14%
19 Lebanon Twp	1,224	28.9%	2.72%
20 Milford	138	11.2%	0.31%
21 Raritan	1,358	19.6%	3.02%
22 Readington	3,167	41.2%	7.05%
23 Stockton	24	3.9%	0.05%
24 Tewksbury	1,135	38.4%	2.53%
25 Union	1,620	68.9%	3.60%
26 West Amwell	157	7.3%	0.35%
HUNTERDON	17,643	25.3%	39.25%
27 Carteret	(2,539)	-11.0%	-5.65%
28 Cranbury	(326)	-14.5%	-0.73%
29 Dunellen	(479)	-6.8%	-1.07%
30 East Brunswick	3,545	10.4%	7.89%
31 Edison	3,073	4.6%	6.84%
32 Helmetta	0	0.0%	0.00%
33 Highland Park	(989)	-6.9%	-2.20%
34 Jamesburg	(470)	-10.3%	-1.05%
35 Metuchen	(2,269)	-14.2%	-5.05%
36 Middlesex	(1,558)	-10.4%	-3.47%
37 Milltown	666	10.3%	1.48%
38 Monroe	6,720	73.5%	14.95%
39 New Brunswick	(443)	-1.1%	-0.99%
40 North Brunswick	5,529	33.1%	12.30%
41 Old Bridge	2,800	5.7%	6.23%
42 Perth Amboy	153	0.4%	0.34%
43 Piscataway	5,805	15.9%	12.91%
44 Plainsboro	3,957	240.1%	8.80%
45 Sayreville	(2,539)	-7.8%	-5.65%
46 South Amboy	(1,016)	-10.9%	-2.26%
47 S. Brunswick	3,069	21.8%	6.83%

Hunterdon, Middlesex, Somerset, & Warren - Data Base

48 S. Plainfield	(621)	-2.9%	-1.38%
49 South River	(1,067)	-6.9%	-2.37%
50 Spotswood	(51)	-0.6%	-0.11%
51 Woodbridge	(8,870)	-9.0%	-19.73%
MIDDLESEX	12,080	2.1%	26.87%
52 Bedminster	(128)	-4.9%	-0.28%
53 Bernards	(385)	-2.9%	-0.86%
54 Bernardsville	63	0.9%	0.14%
55 Bound Brook	(740)	-7.1%	-1.65%
56 Branchburg	2,104	36.6%	4.68%
57 Bridgewater	(1,060)	-3.5%	-2.36%
58 Far Hills	(103)	-13.2%	-0.23%
59 Franklin	969	3.2%	2.16%
60 Green Brook	338	7.9%	0.75%
61 Hillsborough	8,000	72.3%	17.80%
62 Manville	(1,751)	-13.4%	-3.90%
63 Millstone	(100)	-15.9%	-0.22%
64 Montgomery	1,007	15.9%	2.24%
65 N. Plainfield	(2,688)	-12.3%	-5.98%
66 Peapack Gladsto	114	5.9%	0.25%
67 Raritan	(563)	-8.4%	-1.25%
68 Rocky Hill	(200)	-21.8%	-0.44%
69 Somerville	(1,679)	-12.3%	-3.74%
70 S. Bound Brook	(194)	-4.3%	-0.43%
71 Warren	1,213	14.1%	2.70%
72 Watchung	540	11.4%	1.20%
SOMERSET	4,757	2.4%	10.58%
73 Allamuchy	1,422	125.0%	3.16%
74 Alpha	(185)	-6.5%	-0.41%
75 Belvidere	(247)	-9.1%	-0.55%
76 Blairstown	2,171	99.2%	4.83%
77 Franklin	368	18.7%	0.82%
78 Frelinghuysen	317	28.4%	0.71%
79 Greenwich	256	17.3%	0.57%
80 Hackettstown	(622)	-6.6%	-1.38%
81 Hardwick	399	72.8%	0.89%
82 Harmony	397	18.1%	0.88%
83 Hope	328	28.8%	0.73%
84 Independence	772	37.5%	1.72%
85 Knowlton	336	19.3%	0.75%
86 Liberty	501	40.8%	1.11%
87 Lopatcong	1,854	59.0%	4.12%
88 Mansfield	2,234	63.0%	4.97%
89 Oxford	(83)	-4.8%	-0.18%
90 Pahaquarry	(45)	-63.4%	-0.10%
91 Phillipsburg	(1,202)	-6.7%	-2.67%
92 Pohatcong	(68)	-1.7%	-0.15%
93 Washington Boro	486	8.2%	1.08%
94 Washington Twp	658	18.4%	1.46%
95 White	422	18.1%	0.94%
WARREN	10,469	14.2%	23.29%
REGION	44,949	4.9%	100.00%

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Valuation

Municipalities	Tax (1982) Apportioned Net Valuation	% of Region	Value Per capita	% V.p.c. region
1 Alexandria	94,702,266	0.33%	33,846	1.13%
2 Bethelem	88,104,848	0.31%	28,934	0.96%
3 Bloomsbury	19,808,970	0.07%	22,927	0.76%
4 Califon	27,314,399	0.10%	26,700	0.89%
5 Clinton	57,991,646	0.20%	30,362	1.01%
6 Clinton Twp	274,678,250	0.96%	37,397	1.25%
7 Delaware	127,196,911	0.44%	33,333	1.11%
8 East Amwell	114,234,020	0.40%	32,939	1.10%
9 Flemington	119,266,201	0.42%	28,864	0.96%
10 Franklin	109,823,321	0.38%	47,874	1.59%
11 Frenchtown	32,944,046	0.11%	20,943	0.70%
12 Glen Gardner	15,003,410	0.05%	17,990	0.60%
13 Hampton	24,005,944	0.08%	14,874	0.50%
14 High Bridge	74,034,705	0.26%	21,553	0.72%
15 Holland	146,092,343	0.51%	31,808	1.06%
16 Kingwood	83,050,135	0.29%	29,960	1.00%
17 Lambertville	82,174,623	0.29%	20,320	0.68%
18 Lebanon Boro	22,763,609	0.08%	27,760	0.92%
19 Lebanon Twp	152,804,403	0.53%	27,991	0.93%
20 Milford	56,389,452	0.20%	41,220	1.37%
21 Raritan	341,726,031	1.19%	41,212	1.37%
22 Readington	368,824,658	1.28%	33,977	1.13%
23 Stockton	16,119,203	0.06%	25,069	0.83%
24 Tewksbury	205,186,495	0.71%	50,119	1.67%
25 Union	110,060,916	0.38%	27,716	0.92%
26 West Amwell	76,538,674	0.27%	33,292	1.11%
HUNTERDON	2,840,839,479	9.89%	788,982	26.28%
27 Carteret	502,282,856	1.75%	24,385	0.81%
28 Cranbury	169,971,961	0.59%	88,205	2.94%
29 Dunellen	152,575,696	0.53%	23,142	0.77%
30 East Brunswick	1,203,219,303	4.19%	31,906	1.06%
31 Edison	2,620,928,257	9.13%	37,339	1.24%
32 Helmetta	23,660,048	0.08%	24,775	0.83%
33 Highland Park	272,952,138	0.95%	20,376	0.68%
34 Jamesburg	67,876,716	0.24%	16,499	0.55%
35 Metuchen	405,957,873	1.41%	29,498	0.98%
36 Middlesex	362,849,764	1.26%	26,918	0.90%
37 Milltown	194,610,362	0.68%	27,272	0.91%
38 Monroe	502,118,072	1.75%	31,663	1.05%
39 New Brunswick	602,771,135	2.10%	14,545	0.48%
40 North Brunswick	884,271,726	3.08%	39,796	1.33%
41 Old Bridge	976,558,725	3.40%	18,957	0.63%
42 Perth Amboy	751,071,110	2.62%	19,282	0.64%
43 Piscataway	1,305,823,228	4.55%	30,927	1.03%
44 Plainsboro	283,487,565	0.99%	50,578	1.68%
45 Sayreville	936,284,635	3.26%	31,242	1.04%
46 South Amboy	144,207,340	0.50%	17,328	0.58%
47 S. Brunswick	702,142,267	2.44%	40,996	1.37%

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48 S. Plainfield	824,781,349	2.87%	40,192	1.34%
49 South River	258,026,047	0.90%	17,967	0.60%
50 Spotswood	158,880,307	0.55%	20,265	0.67%
51 Woodbridge	2,721,684,980	9.48%	30,216	1.01%
MIDDLESEX	17,028,993,460	59.29%	754,270	25.12%
52 Bedminster	247,874,732	0.86%	100,395	3.34%
53 Bernards	678,636,419	2.36%	52,526	1.75%
54 Bernardsville	362,642,157	1.26%	54,005	1.80%
55 Bound Brook	194,552,237	0.68%	20,036	0.67%
56 Branchburg	283,745,098	0.99%	36,164	1.20%
57 Bridgewater	1,134,311,206	3.95%	38,880	1.29%
58 Far Hills	56,794,800	0.20%	83,892	2.79%
59 Franklin	829,860,589	2.89%	26,464	0.88%
60 Green Brook	153,266,479	0.53%	33,032	1.10%
61 Hillsborough	589,952,190	2.05%	30,951	1.03%
62 Manville	272,560,329	0.95%	24,167	0.80%
63 Millstone	13,599,791	0.05%	25,660	0.85%
64 Montgomery	307,740,017	1.07%	41,813	1.39%
65 N. Plainfield	335,871,425	1.17%	17,578	0.59%
66 Peapack Gladsto	136,455,362	0.48%	66,956	2.23%
67 Raritan	203,907,346	0.71%	33,275	1.11%
68 Rocky Hill	28,572,659	0.10%	39,850	1.33%
69 Somerville	278,935,366	0.97%	23,297	0.78%
70 S. Bound Brook	75,367,330	0.26%	17,402	0.58%
71 Warren	413,249,424	1.44%	42,147	1.40%
72 Watchung	337,630,551	1.18%	63,824	2.13%
SOMERSET	6,935,525,507	24.15%	872,312	29.05%
73 Allamuchy	96,318,734	0.34%	37,625	1.25%
74 Alpha	47,175,934	0.16%	17,843	0.59%
75 Belvidere	62,549,614	0.22%	25,273	0.84%
76 Blairstown	143,097,841	0.50%	32,821	1.09%
77 Franklin	53,697,782	0.19%	22,938	0.76%
78 Frelinghuysen	46,208,320	0.16%	32,201	1.07%
79 Greenwich	41,428,999	0.14%	23,837	0.79%
80 Hackettstown	180,902,831	0.63%	20,441	0.68%
81 Hardwick	32,452,416	0.11%	34,269	1.14%
82 Harmony	68,008,924	0.24%	26,238	0.87%
83 Hope	43,486,596	0.15%	29,623	0.99%
84 Independence	78,810,544	0.27%	27,858	0.93%
85 Knowlton	49,762,948	0.17%	23,994	0.80%
86 Liberty	43,318,424	0.15%	25,040	0.83%
87 Lopatcong	115,192,303	0.40%	23,048	0.77%
88 Mansfield	118,080,339	0.41%	20,429	0.68%
89 Oxford	29,780,410	0.10%	17,951	0.60%
90 Pahaquarry	606,616	.00%	23,331	0.78%
91 Phillipsburg	240,586,538	0.84%	14,452	0.48%
92 Pohatcong	80,895,866	0.28%	20,979	0.70%
93 Washington Boro	122,175,142	0.43%	19,004	0.63%
94 Washington Twp	98,266,842	0.34%	23,160	0.77%
95 White	123,132,232	0.43%	44,808	1.49%
WARREN	1,915,936,195	6.67%	587,160	19.55%
REGION	28,721,294,641	100.00%	3,002,724	100.00%