

~~MLC~~ Cranbury

5/14

1984

-Cranbury's Mt. Laurel obligation (fair share report)

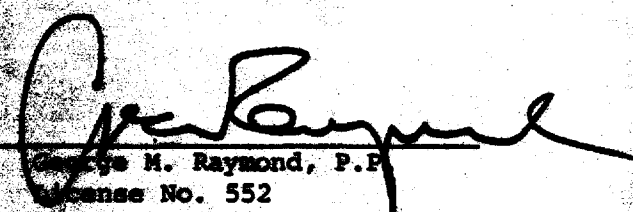
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**CRANBURY TOWNSHIP'S
MOUNT LAUREL
OBLIGATION**


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License No. 552

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A. Cranbury's Fair Share of the Reallocated Excess Present Need

a. Basic Data

Regional excess to be reallocated	35,014
Cranbury's 1982 covered employment as a percentage of adjusted total for the 11-County Region	0.299
Cranbury's median income as a percentage of the 11-County Region	1.07
Local growth area as a percentage of the 11-County Region:	
1980 SDGP (⁵⁹²¹ 4640 acres)	0.85
1981 Modified SDGP (⁴⁶¹⁰ 3590 acres)	0.66

* * *

b. Consensus formula

(1) Based on 1981 Modified SDGP

$$\frac{0.299 + 0.660}{2} \times 1.07 = 0.479 \times 1.07 = 0.512$$

$$\frac{0.299 + 0.660 + 0.512}{3} \times \frac{35,014}{100} = 0.49 \times \frac{35,014}{100} = 172$$

$$\text{To be provided by 1990} = \frac{172}{3} = 57$$

20% surcharge	<u>11</u>
Subtotal	68
3% for vacancies	<u>2</u>
	70 units

(2) Based on 1980 SDGP

$$\frac{0.299 + 0.85}{2} \times 1.07 = 0.574 \times 1.07 = 0.614$$

$$\frac{0.299 + 0.85 + 0.432}{3} + \frac{35,014}{100} = \frac{1.561}{3} + \frac{350.14}{100} = 0.520 + 3.5014 = 4.0214$$

Handwritten: 0.614, 0.72, 206, 357

$$\text{To be provided by 1990} = \frac{145}{3} = 48.33$$

Handwritten: 206, 145

20% surcharge
Subtotal
3% for vacancies

Handwritten: 14, 21, 140.83, 43/86, 144 units

c. Excluding the growth area factor

$$0.299 \times 1.07 = 0.32$$

$$\frac{0.299 + 0.32}{2} \times \frac{35,014}{100} = 0.31 \times \frac{35,014}{100} = 108.54$$

$$\text{To be provided by 1990} = \frac{108}{3} = 36$$

20% surcharge
Subtotal
3% for vacancies

Handwritten: 7, 43, 1, 44 units

d. Excluding the wealth factor

(1) Based on 1981 Modified SDGP

$$\frac{0.299 + 0.66}{2} \times \frac{35,014}{100} = 0.479 \times \frac{35,000}{100} = 167.65$$

$$\text{To be provided by 1990} = \frac{167}{3} = 55.67$$

20% surcharge
Subtotal
3% for vacancies

Handwritten: 11, 67, 2, 69 units

(2) Based on 1980 SDGP

$$\frac{0.299 + 0.85}{2} \times \frac{35,041}{100} = 0.574 \times \frac{35,014}{100} = 201$$

$$\text{To be provided by 1990} = \frac{141}{3} = 67$$

20% surcharge	<u>13</u>
Subtotal	80
3% for vacancies	<u>3</u>
	83 units

e. Excluding both growth area and wealth factors

$$0.299 \times \frac{35,014}{100} = 105$$

$$\text{To be provided by 1990} = \frac{105}{3} = 35$$

20% surcharge	<u>7</u>
Subtotal	42
3% for vacancies	<u>1</u>
	43 units

B. Cranbury's Fair Share of the Prospective Need

1. Six-County Region

a. Basic Data

Projected household growth 211,949

Projected Mount Laurel household growth 83,507

Cranbury's 1982 covered employment as a
percentage of the region 0.61

Cranbury's 1972-82 employment growth as a
percent of the region 0.41

Cranbury's median income as a percentage
of the region 1.23

Cranbury's growth area as a percentage
of the region:

1980 SDGP 0.84

1981 Modified SDGP 0.66

* * *

b. Consensus formula

(1) Based on 1981 Modified SDGP

$$\frac{0.61 + 0.41 + 0.66}{3} \times 1.23 = 0.56 \times 1.23 = 0.688$$

$$\frac{0.61 + 0.41 + 0.66 + 0.688}{4} \times \frac{83,507}{100} = 0.592 \times \frac{83,507}{100} = 494 \text{ units}$$

20% surcharge	<u>99</u>
Subtotal	593 units
3% for vacancies	<u>18</u>
	611 units

(2) Based on 1980 SDGP

$$\frac{0.61 + 0.41 + 0.84}{3} \times 1.23 = 0.62 \times 1.23 = 0.76$$

$$\frac{0.61 + 0.41 + 0.84 + 0.76}{4} \times \frac{83,507}{100} = 0.655 \times \frac{83,507}{100} = 547$$

20% surcharge	<u>109</u>
Subtotal	656
3% for vacancies	<u>20</u>
	676 units

c. Excluding the growth area factor

$$\frac{0.61 + 0.41}{2} \times 1.23 = 0.51 \times 1.23 = 0.627$$

$$\frac{0.61 + 0.41 + 0.627}{3} \times \frac{83,705}{100} = 0.549 \times \frac{83,507}{100} = 458$$

20% surcharge	<u>90</u>
Subtotal	548
3% for vacancies	<u>15</u>
	563 units

d. Excluding the wealth factor

(1) Based on 1981 Modified SDGP

$$\frac{0.61 + 0.41 + 0.66}{3} \times \frac{83,507}{100} = 0.56 \times \frac{83,507}{100} = 468$$

20% surcharge	<u>90</u>
Subtotal	558
3% for vacancies	<u>16</u>
	574 units

(2) Based on 1980 SDGP

$$\frac{0.61 + 0.41 + 0.84}{3} \times \frac{83,507}{100} = 0.62 \times \frac{83,507}{100} = 518$$

20% surcharge	<u>104</u>
Subtotal	622
3% vacancies	<u>19</u>
	641 units

e. Excluding both growth area and wealth factors

$$\frac{0.61 + 0.41}{2} \times \frac{83,507}{100} = 0.51 \times \frac{83,507}{100} = 426$$

20% surcharge	<u>85</u>
Subtotal	511
3% for vacancies	<u>15</u>
	526 units

2. Five-County Region (Excluding Ocean Co.)

a. Basic Data

Projected household growth	169,312
Projected Mt. Laurel household growth	66,708
Cranbury's 1982 covered employment as a percentage of region	0.66
Cranbury's 1972-82 employment growth as a percentage of region	0.44
Cranbury's median income as a percentage of region	1.177
Cranbury's growth area as a percentage of region:	
1980 SDGP	0.98
1981 Modified SDGP	0.77
	* * *

b. Consensus Formula

(1) Based on 1981 Modified SDGP

$$\frac{0.66 + 0.44 + 0.77}{3} \times 1.177 = 0.623 \times 1.177 = 0.73$$

$$\frac{0.66 + 0.44 + 0.77 + 0.73}{4} \times \frac{66,708}{100} = 0.65 \times \frac{66,708}{100} = 434$$

20% surcharge	<u>87</u>
Subtotal	521
3% for vacancies	<u>16</u>
	537 units

(2) Based on 1980 SDGP

$$\frac{0.66 + 0.44 + 0.98}{3} \times 1.177 = 0.693 \times 1.177 = 0.816$$

$$\frac{0.66 + 0.44 + 0.98 + 0.816}{4} \times \frac{66,708}{100} = 0.72 \times \frac{66,708}{100} = 480$$

20% surcharge	<u>96</u>
Subtotal	576
3% for vacancies	<u>17</u>
	593 units

c. Excluding the growth area factor

$$\frac{0.66 + 0.44}{2} \times 1.177 = 0.55 \times 1.177 = 0.647$$

$$\frac{0.66 + 0.44 + 0.647}{3} \times \frac{66,708}{100} = 0.582 \times \frac{66,708}{100} = 388$$

20% surcharge	<u>78</u>
Subtotal	466
3% for vacancies	<u>14</u>
	480 units

d. Excluding the wealth factor

(1) Based on 1981 Modified SDGP

$$\frac{0.66 + 0.44 + 0.77}{3} \times \frac{66,708}{100} = 0.623 \times \frac{66,708}{100} = 415$$

20% surcharge	<u>83</u>
Subtotal	498
3% for vacancies	<u>15</u>
	513 units

(2) Based on 1980 SDGP

$$\frac{0.66 + 0.44 + 0.98}{3} \times \frac{66,708}{100} = 0.693 \times \frac{66,708}{100} = 462$$

20% surcharge	<u>92</u>
Subtotal	554
3% for vacancies	<u>17</u>
	571 units

e. Excluding both growth area and wealth factors

$$\frac{0.66 + 0.44}{2} \times \frac{66,708}{100} = 0.55 \times \frac{66,708}{100} = 367$$

20% surcharge	<u>73</u>
Subtotal	440
3% for vacancies	<u>13</u>
	453 units

CRANBURY'S MOUNT LAUREL OBLIGATION

Summary

	Consensus Formula		Minus Growth Area Factor	CONSENSUS FORMULA Minus Wealth Factor		Minus Growth Area & Wealth Factors
	1980 SDGP	1981 SDGP		1980 SDGP	1981 SDGP	
	<u>6-County Region</u>					
Reallocated Present Need	144 ⁸⁶	70	44	83	69	43
Prospective Need	676	611	563	641	574	526
Total	820 ⁷⁶²	781 ⁶⁸¹	607	724	643	569
				MID-POINT = 694 665		

<u>5-County Region</u> (Excluding Ocean Co.)						
Reallocated Present Need	144 ⁸⁶	70	44	83	69	43
Prospective Need	593	537	480	571	513	453
Total	737 ⁶⁷⁹	607	524	654	582	496
				MID-POINT = 616 587		

Indigenous Need:

- 21 physically deficient units
- 7 overcrowded units

APPENDIX

Table 1

Projected Household Growth

Prospective Need Region--Cranbury Township

County	Projected Households-1990	Existing Households-1980	Projected Household Growth 1980-1990
Mercer	118,997	105,819	13,178
Middlesex	245,989	196,708	49,281
Monmouth	214,573	170,130	44,443
Somerset	89,681	67,368	22,313
Burlington	154,987	114,890	40,097
5-County Region	824,227	654,915	169,312
Ocean	170,941	128,304	42,637
6-County Region	995,168	783,219	211,949

Source: Lerman Report, Table 8.

Table 2

1982 Covered Employment

Prospective Need Region--Cranbury Township

County	1982 Covered Employment	Less Employment in		Adjusted Total
		Non-Growth Areas	Selected Urban Aid Municipalities	
Mercer	109,951	1,225	23,624	85,102
Middlesex	240,794	--	32,322	208,742
Monmouth	131,074	5,097	14,246	111,731
Somerset	82,891	161	--	82,730
Burlington	85,114	6,625	--	78,489
5-County Region	649,824	13,108	70,192	566,794
Ocean	64,246	19,196	10,540	45,050
6-County Region	714,070	32,304	80,732	611,844

Source: Lerman Report, Tables 10, 11 and 12.

Table 3

1972-1982 Average Annual Employment Growth
(Excluding Selected Urban Aid and All Non-Growth Municipalities)

Cranbury Township and Its Prospective Need Region

	<u>Mercer County</u>	<u>Middlesex County</u>	<u>Monmouth County</u>	<u>Somerset County</u>	<u>Burlington County</u>	<u>5-County Totals</u>	<u>Ocean County</u>	<u>6-County Totals</u>	<u>Cranbury Township</u>
1972	61,570	141,251	77,598	56,942	59,280	396,641	21,841	418,482	2,774
1973	67,914	154,966	84,114	55,599	60,979	423,572	23,325	446,897	2,892
1974	70,627	162,733	85,221	60,271	59,316	438,168	23,614	461,782	3,079
1975	69,585	157,769	84,696	62,879	57,550	432,479	23,502	455,981	2,890
1976	73,978	165,864	89,159	62,850	57,551	449,402	27,787	477,189	2,867
1977	76,578	177,263	93,184	70,341	61,192	478,558	30,186	508,744	2,976
1978	82,790	190,262	103,394	74,971	65,085	516,502	31,643	548,145	3,278
1979	83,637	199,095	106,253	79,716	68,058	536,759	33,173	569,932	3,111
1980	83,071	200,852	108,151	79,146	67,433	538,653	32,972	571,625	3,273
1981	86,640	209,192	111,324	82,338	70,627	560,121	32,869	592,990	3,477
1982	85,277	208,510	112,495	82,730	70,654	<u>559,666</u>	34,510	<u>594,176</u>	<u>3,716</u>
Average Annual Growth						17,622		19,011	77

Source: Covered Employment Trends in New Jersey, N.J. State Department of Labor and Industry (Reports covering the years from 1972 to 1982, inclusive).

Table 4

Median Household Income

Cranbury Township and Its Prospective Need Region

County	Number of Households	Median Household Income	Aggregate County Household Income (\$000)
Mercer	105,835	19,659	2,080,610
Middlesex	196,969	22,826	4,496,144
Monmouth	170,744	21,061	3,596,039
Somerset	67,383	26,235	1,767,793
<u>Burlington</u>	<u>114,969</u>	<u>21,197</u>	<u>2,436,998</u>
5-County Region	655,900	<u>21,920</u>	14,377,584
<u>Ocean</u>	<u>128,624</u>	16,224	<u>2,086,795</u>
6-County Region	784,524	<u>20,986</u>	16,464,379

Source: Lerman Report, Table 20A.

* * *

Cranbury Median Income = \$25,820

Table 5

Net Growth Area (in Acres)
Cranbury Township and Its Prospective Need Region

<u>County</u>	<u>Growth Area</u>	<u>Less Growth Area in Urban Aid Municipalities</u>	<u>Net Growth Area</u>
Mercer	105,086	4,800	100,286
Middlesex	154,110	6,432	147,678
Monmouth	156,624	4,832	151,792
Somerset	100,455	--	100,455
Burlington	103,041	--	103,041
5-County Region	619,316	16,064	603,252
Ocean	116,187	15,616	100,571
6-County Region	735,503	31,680	703,823

Source: Lerman Report, Table 5.

* * *

Cranbury Growth Area:

1980 SDGP	5,921 acres
1981 Modified SDGP	4,610 acres

Source: Measurements by staff of Raymond, Parish, Pine & Weiner, Inc. for George M. Raymond.