

ML Piscataway

July 1984

Expert Report prepared for the purpose of assisting in establishing housing density.

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INCORPORATED

PROFESSIONAL PLANNERS AND HOUSING CONSULTANTS

JOHN J. LYNCH, P P. A I C P
WILLIAM QUEALE, JR., P P. A I C PPLANNING REPORT

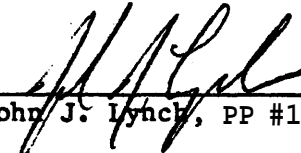
HOUSING DENSITY ANALYSIS

For: Leonard Lange

Property Located at Old New Brunswick Road near Stelton Road
Piscataway Township, New Jersey2210 YARDLEY ROAD
YARDLEY, PA 19067
45 NOREEN DRIVE
MORRISVILLE, PA 19067
215-736-0081
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609-392-2324

PLEASE REPLY TO:

July, 1984



 John J. Lynch, PP #19, AICP
Introduction

This report is prepared for Leonard Lange for the purpose of assisting in establishing housing densities for multifamily development. The property included in this analysis consists of about 16 acres located in the south-westerly portion of a triangular-shaped block which is bounded by a railroad freight line to the south, Old New Brunswick Road and Stelton Road. While the property involved is known as Block 319, Lot 1A, and Block 317, Lot 11B, many of the findings and conclusions contained herein apply equally to the balance of Block 317, which includes 4 additional parcels over 5 acres in size. These 4 parcels total about 35 acres and are either undeveloped or have no more than a single family dwelling located on them.

Part of the premise of this density analysis is that 20 percent of the units would be made available to households of low and moderate income, as defined by the New Jersey Supreme Court in the Mount Laurel II decision. Further, it is my understanding that a preliminary determination has been made by the court-appointed Master, Carla Lerman, PP, that this location has been determined to be suitable for the construction of housing which would include low and moderate income families. With this basic determination in place, and under the assumption that not all locations determined to be appropriate for low and moderate income housing should be assigned the same density, this report establishes a density rationale for this area.

Site Characteristics

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 The block in which the property is located is essentially flat, with no critical environmental limitations. There is one small area which is poorly drained located near the tracks. It will have to be made as to the proper method of on-site drainage in the vicinity of this small low area, but it is likely that this area will become part of a detention basin which would be required for development in any event.

There are some wooded areas in the block, particularly along Old New Brunswick Road. While the woods need to be thinned out, there are some desirable trees which could be saved and worked into the landscaping for new development.

RR
The railroad located along the southerly boundary is alightly used freight line which should have little or no effect on the use of the property for residential purposes. It provides an effective separation of the site from industrial uses to the south.

Traffic
Old New Brunswick Road and Stelton Road are important traffic carriers. While additional comments are offered later in this report on Old New Brunswick Road, an important item to point out as a part of the site analysis is that there is a traffic light located at the North Randolphville Road intersection, which is just north of the railroad on Old New Brunswick Road. This traffic light would provide a control point for site-related traffic.

The only area of established single family homes in this block is along Stelton Road. The Old New Brunswick Road frontage is essentially undeveloped, with only one or two single family dwellings found between the railroad and the Stelton Road traffic light.

Neighborhood Characteristics

The properties involved are generally oriented to Old New Brunswick Road, which is developed in garden apartments along the opposite side of the street. The R-M zoning found in that area allows apartment development at up to 15 units per acre, with no requirement for low and moderate income housing.

Along Stelton Road, there are single family dwellings, but the pattern of small lot single family homes is most strongly established between Stelton Road and Washington Avenue.

On Stelton Road north of the intersection with Old New Brunswick Road is a neighborhood commercial area which offers a variety of commercial, financial and professional services within walking distance of the proposed multifamily housing.

Two schools are also within walking distance, one of which is located in the same block but facing Stelton Road, while the other is along North Randolphville Road only a few hundred feet from the traffic light at Old New Brunswick Road.

The properties involved are located near Interstate 287, but more importantly they offer housing opportunities in a residential area which is very conveniently located near the many employment centers along Route 287 in Piscataway Township.

Planning Considerations

The Piscataway Township Master Plan, adopted in October, 1983, recommends certain improvements to Old New Brunswick Road in the vicinity of Route 287. It calls for widening the bridge over 287 to 4 lanes, and calls for establishing a full interchange at that location rather than the partial access available at present. It also calls for a different alignment of Route 18 through the township, falling along Hoes Lane and Old New Brunswick Road south of Route 287, as one alternative. Full interchanges are also called for in the Master Plan at South Randolphville Road and South Washington Avenue, all of which are located near the properties in question.

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June 28, 1984

Ms. Carla Lerman
Bergen County Housing Authority
190 Moore Street
Hackensack, New Jersey 07601

Re: Urban League of Greater New Brunswick, et. al. v. Borough of Carteret
and Township of Piscataway, et. al.

Dear Ms. Lerman:

Judge Serpentelli has authorized me to communicate with you with respect to the Langes¹ property which is located in Piscataway. I understand that you are evaluating the vacant land in Piscataway for the Court in the context of the above litigation. The Langes are the owners of Lot 1AQ in Block 319 in the Township of Piscataway as well as being the contract purchaser of an adjoining parcel of land, Lot 11B in Block 317. The properties contain approximately 1.8 acres. The property is located in the R-20 zone in the Township of Piscataway.


At the time of adoption of the R-20A zoning ordinance in Piscataway, I appeared and requested that the Lange property be placed in the R-20A zone. The property should be placed in the R-20A zone for the following reasons:

1. The property is readily accessible to local shopping areas.
 2. The property is within walking distance of an existing school.
 3. The property is directly across the street from numerous multiple family dwellings.
- ** The property is readily accessible to major highway arteries.
5. The land is essentially developable
 6. An appropriate scheme of development would attempt to preserve and restore an existing building which has historical significance.

Philip Caton has been counseling Mr. Lange and will be supplementing my remarks.
Mr. Caton is presently on vacation.

If you have any questions, please do not hesitate to contact me or Mr. Caton.

Very truly yours,

A handwritten signature in black ink, appearing to be 'L. Litwin', written over a horizontal line.

LAWRENCE B. LITWIN

LBLrsbr

cc: All counsel
Philip Caton
Leonard Lange