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It's 3rd set of interrogatories to
Randolph Twp

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SUPERIOR COURT OF NEW JERSEY
LAW DIVISION - MORRIS COUNTY
DOCKET NO. L-6001-78 P.W.

MORRIS COUNTY FAIR HOUSING :
COUNCIL, et al., :
 :
Plaintiffs, :
 :
vs. :
 :
BOONTON TOWNSHIP, et al., :
 :
Defendants. :

Civil Action

PLAINTIFFS' THIRD SET
OF INTERROGATORIES TO
RANDOLPH TOWNSHIP

Plaintiffs hereby request that defendant answer the following questions in writing under oath in accordance with the rules of court.

Instructions

These interrogatories shall be answered under oath by an officer or agent of defendant who shall furnish all information available to defendant or its agents, employees, or attorneys.

The person answering the interrogatories shall designate which of such information is not within his or her personal knowledge and as to

(d) State the name, date, and author of all preliminary reports, technical reports, appendices, maps, or other documents containing the technical foundations or supporting data for the proposed revisions or the most draft thereof and attach copies of all such documents.

N/A

4. Describe and state the date of promulgation or adoption of all current zoning maps or other maps that regulate land use and attach copies of all such maps.

Current Zoning Map adopted September, 1978 and revised through January, 1982.

5. For each zone provided for in defendant's current zoning ordinances state:

(a) The name of the zone.

Individual zones are stated on Zoning Map.

(b) The total number of acres in the zone,

See attached Addendum - Page 6A

(c) The total number of vacant acres in the zone,
See Addendum - Page 7A

(d) The number of acres which are vacant but which are already
subject to an approved site plan or pending site plan application.

695 acres

(e) The number of acres which are vacant but are qualified farmland.

1446.81 acres

(f) The number of acres which are vacant but which are not available
for development because of environmental constraints, and describe each such
constraint.

Steep slopes	-	1000 acres
Flood plains	-	225 acres
Poor soils	-	<u>175</u> acres
Total		1400 acres

(g) The number of acres which are vacant but which are not available
for development for reasons other than those described in questions (d) and
(g) and describe each such reason.

N/A

* See definition of "vacant" at p.3 supra.

ADDENDUM - PAGE 7A

5. (c)	<u>Zone</u>	<u>Approx. Vacant Land</u>
	R-1	1048
	R-2	356
	R-3	10
	R-4	--
	TCR	35
	RT	--
	RLD-3	1500
	RLD	300
	B-1	70
	B-2	125
	B-3	--
	TCC	--
	1-1	431
	1-2	62
	OL	232
	PBO	<u>50</u>
		3182

10. State how much vacant land in the municipality is not subject to any of the physical conditions described in question 9.

1782 acres

12. If defendant claims that the boundaries of limited growth areas, conservation areas, agricultural areas, or growth areas delineated in the State Development Guide Plan are incorrect as to defendants,

(a) State where defendant claims the boundaries should be drawn (this question may be answered by drawing the current boundaries and the claimed boundaries on a map of the municipality).

N/A

(b) Describe each change and state with specificity the facts which justifies this change.

N/A

13. State which, if any of the following measures defendant has taken to foster realistic housing opportunities for low and moderate income households:

Defendant has taken steps (a) and (b)

(a) Steps to facilitate construction of publicly subsidized housing, including, but not limited to, adoption of a "resolution of need," execution of an agreement to accept payment in lieu of taxes, or approval of site plan for a subsidized housing project.

Yes

(b) Steps to facilitate construction of public housing including, but not limited to, establishment of a local public housing authority, participation in a regional housing authority, approval of a site plan for public housing development, execution of a "cooperation agreement."

Yes

(c) Incentive zoning for construction of housing affordable to low or moderate households as described at 92 N.J. 266-67.

(d) Mandatory set-asides requiring reservation of a proportion of units in large developments for low and moderate income households as described at 92 N.J. 267-70.

(e) Zoning for mobile homes or mobile home parks.

14. For each of the measures described in question 13,

(a) State when the measure was begun, how long it continued in effect, and when it terminated.

Defendant has adopted Morris County Housing Authority as local public housing authority and has HUD preliminary site approvals for:

100 units senior citizen housing - Calais Rd.

40 units family housing - Bennett Avenue

(b) If the measure was initiated, implemented or terminated by ordinance, resolution or other formal action of the municipal governing body or any other municipal agency,

1) State what agency adopted the ordinance or resolution or took the formal action.

Township Council

2) State the date and number of the ordinance or resolution or other formal action.

Nov. 23, 1982

- 3) Attach a copy of all ordinances or resolutions or other documents memorializing the formal action.

See attached addendum - 14 (b)

(c) Describe with specificity all housing constructed as a result of the measure, including for each such housing development,

- 1) The name and address of the developer.

Housing has not been constructed as of this date.

- 2) The location of the units.

Same as above

- 3) The number of dwelling units developed,

Same as above

- 4) The characteristics of units constructed by bedroom number and housing type (e.g., 1-bedroom garden apartments, 2-bedroom mobile homes).

Same as above

- 5) The date the units were put on the market for rental or sale.

Same as above.

- 6) The price or rents by number of bedrooms and housing type (e.g., 1-bedroom garden apartment - \$220/mo.; 2-bedroom mobile home - \$27,000) as of the date the units were initially marketed.

Same as above.*

- 7) The current prices or rents of the units by number of bedrooms and housing type.

Same as above.

- 8) Current vacancy rate.

Same as above.

(d) Attach copies of all reports, studies, surveys, memoranda or other documents pertaining to the initiation, implementation, or termination of such measure. N/A

15. If defendant or any municipal agency considered but did not implement one or more of the measures described in question 13, at any time between 1975 and the present, for each such measure,

(a) Describe with specificity the measure considered.

N/A

(b) State the date or dates on which it was considered.

N/A

(c) Describe with specificity the reasons for deciding not to implement the measure.

N/A

(d) Attach copies of all reports, studies, surveys, letters, memoranda, minutes, resolutions, or other documents pertaining in whole or in part to the measure, its consideration, or the decision not to implement it.

N/A

16. If defendant claims it has adopted measures that create realistic opportunities for housing affordable to low or moderate income households other than those described in question 13, list each such measure.

Defendant has adopted zoning for 1550 units of garden apartments (1963).

Defendant has adopted zoning for approximately 450-475 townhouses (1978).

Defendant has adopted zoning for duplex units in the B-1 zone.

17. For each measure listed in response to paragraph 16, answer questions 14(a) to 14(d).

Garden apartment units were first marketed in the mid-1960's and are occupied today by moderate income families and individuals. In addition, a significant amount of low/moderate income housing already exists in Randolph Township through existing owner-occupied housing.

Based on the 1980 Census, it is estimated that 1150 existing owner-occupied units and 1739 renter-occupied units in the Township would qualify under the Mt. Laurel II guidelines for low and moderate income housing.

18. List all developments or proposed developments within defendant municipality of more than 10 residential units or more than 5,000 square feet of commercial or industrial floor area construction for which a zoning variance was granted, amendment to the zoning ordinance was allowed, subdivision approval was granted, site plan was approved, building permit was granted, or certificate of occupancy was issued between 1977 and the present. See attached Addendum - Page 20 A and 20 B.

19. For each development listed in response to question 18,

See attached Addendum - Page 20 A and 20 B by Board of Adjustment. Planning Board and Building permit/certificate of occupancy records are available at Randolph Township Municipal Building, 502 Millbrook Avenue, Randolph, NJ between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday.