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August 1985

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RESPONSE TO  
COMPLIANCE REPORT OF GEORGE RAYMOND  
ON THE MATTER OF  
MT. LAUREL HOUSING,  
FAR HILLS, NEW JERSEY

FOR: THE BOROUGH COUNCIL OF  
THE BOROUGH OF FAR HILLS

BY: ALLEN J. DRESDNER  
DRESDNER ASSOCIATES  
JERSEY CITY, NEW JERSEY 07306

AUGUST, 1985

RESPONSE TO  
COMPLIANCE REPORT OF GEORGE RAYMOND  
ON THE MATTER OF  
MT. LAUREL HOUSING

FAR HILLS

Background

In his compliance report regarding the proposed Mt. Laurel housing in Far Hills, Mr. George Raymond, the court appointed zoning master, made many recommendations relating to zoning standards and procedures for Mt. Laurel housing. The following discussion is a presentation of the Borough's position on four elements in Mr. Raymond's letter:

- height of Mt. Laurel units;
- rental of units;
- resale units; and
- monitoring agency.

Height of Mt. Laurel Units

The maximum height of residential building in Far Hills according to the current ordinance (and its predecessor ordinance) is 35'. Indeed, the maximum height of any building in the Borough is 35'. The applicant proposed a height not to exceed 30' for market units and 40' (three stories) for subsidized units.

It is our opinion that (i) a 40' building is unnecessarily high for a three-story building and (ii) it is inconsistent with the surrounding residential development:

- (i) The proposed 40' height is more consistent with a four-story building (four 10' stories) than a three-story building. The necessary units can be accommodated by either altering the roof shape and/or placing the first floor level three feet below ground level. Lowering the first floor will still permit light and air through windows, and there will be no degradation of living quality.
- (ii) Two 40' buildings, as prepared, will dominate the proposed development by virtue of their height and location in proximity to Route 202. The visual character of the proposed development will be established from Route 202 which is the main approach to the project. Thus, the first view of the development will be the 40' buildings which represent, in actuality, only a small portion of the project. These 40' buildings will be the tallest buildings in the Borough.

We are of the opinion that (i) the 40' height is unnecessary, (ii) it will adversely affect the adjacent area and (iii) is inconsistent with the general character of the Borough. We, therefore, recommend that the height of buildings of the Mt. Laurel housing not exceed 35 feet.

#### Rental of Units

It is the intent of the Borough that Mt. Laurel units be "for sale". These "for sale" units will be strictly monitored to assure that they are purchased by only low- and moderate-income families. Rental of units by low- and moderate-income owners will be discouraged to prevent potential abuses such as rental to over-income families, key money contributors, etc. However, under special conditions the units may be rented to low- and moderate-income families subject to certain restrictions and procedures which will be defined by the administering agency.

This subject was discussed at an early meeting with the developer, Mr. Raymond and representatives of the Borough. It is our understanding that the parties at that meeting agreed to the sale of units to low-and moderate-income families.

#### Resale Units

It is important that the Mt. Laurel units house low- and moderate income families only. We, therefore, intend to incorporate restrictive covenants requiring that when an owner exceeds the moderate-income limits, the owner would be required to sell the unit to a qualifying family in the same income category of the owner at the time of the original purchase. For example, if a moderate-income family's income were to increase above the established limits, the family would be required to sell the unit to a qualifying moderate income family.

This would, of course, require monitoring of Mt. Laurel families to assure that only qualified (in terms of income) families are residing in these units. Such monitoring would be done on an annual basis. The purpose and functions of the monitoring agency are discussed below.

#### Monitoring Agency

The Borough agrees that it is preferable that the Mt. Laurel housing be administered by a public agency rather than by the developer. The Borough originally preferred administration by the developer, but we are now persuaded by Mr. Raymond that a public agency is more appropriate. Following is proposed legislation for a municipal monitoring agency to be called, The Affordable Housing Agency of the Borough of Far Hills.

ARTICLE 1  
PROPOSED ORDINANCE AMENDMENT  
AFFORDABLE HOUSING AGENCY

1.0 Creation and Composition

There is hereby created an agency known as "The Affordable Housing Agency of the Borough of Far Hills, " hereinafter referred to as "Agency."

- 1.1 The Agency shall consist of five (5) members, all of whom shall be appointed by the Mayor with the advice and consent of the Borough Council. A chairperson shall be selected by vote of the members.
- 1.2 Attendance by three (3) members shall constitute a quorum. Passage of any motion requires an affirmative vote by a majority of members present.
- 1.3 The initial term of office of the Agency members shall be one (1), two (2) or three (3) years, to be designated by the Mayor in making the appointment. The terms of office shall thereafter be three (3) years. The appointments shall be made in such a manner so that the terms of approximately one-third (1/3) of the members shall expire each year.

2.0 Vacancies; Removal for Cause.

The Mayor may remove any members of the Agency for cause on written charges served upon the members and after a hearing thereon before the Mayor and Council, at which time the members shall be entitled to be heard, either in person or by Counsel. A vacancy in the Agency occurring otherwise than by expiration of the term shall be filled for the unexpired term in the same manner as an original appointment.

3.0 Powers and Responsibilities.

The Agency is hereby granted and shall have and exercise, in addition to other powers herein granted, all the powers necessary and appropriate to carry out and execute the purposes of this Ordinance, including but not limited to the following:

- 3.1 To prepare and forward to the Borough Council such rules and regulations as it deems necessary or appropriate to implement the purposes of this Ordinance. Said rules and regulations shall be filed with the Borough Clerk and shall be subject to review and modification by the Borough Council.

- 3.2 To establish and maintain standards and qualifications for the development and occupancy of affordable housing consistent with the purposes of Mt. Laurel II including income limits of qualifying low and moderate income households of various sizes and sales prices of affordable housing as related to income limits. All such standards shall be adjusted annually if conditions so dictate.
- 3.3 To provide for the adjustment of sales prices consistent with increases in the cost of living.
- 3.4 To monitor the continued existence of low or moderately priced dwelling units as such by: (i) reviewing the qualifications of prospective purchasers to confirm that they are families of low or moderate income, (ii) determining the maximum resale prices of the low and moderately priced dwelling units to assure that the units remain affordable to families of low or moderate income, and (iii) requiring that a covenant be recorded with each deed restricting resale to families of low and moderate income.
- 3.5 To establish limitations on the degree to which resale prices may be increased when physical improvements are made to housing units in order to insure that such units remain affordable to low and moderate income households.
- 3.6 To provide for the short-term rental of units to low- and moderate-income families for good, proper and appropriate reasons.

#### 4.0 Appropriation of Funds.

The Borough Council shall appropriate such funds as are necessary for the operation of the Affordable Housing Agency and for the operation of the Affordable Housing Agency may employ such technical and professional staff and consultants as may be necessary to carry out its duties and responsibilities and to fulfill the purposes of this Article.

#### 5.0 Administration.

This Article shall be administered and enforced by the Agency. The Borough Council may enact such supplementary ordinances providing necessary implementing measures, including establishment of penalties and other appropriate rules and regulations, for purposes consistent with this Article and to ensure compliance with applicable judicial and statutory law.

6.0 Effect.

This Ordinance shall take effect as provided by law and upon issuance by the Superior Court of New Jersey of a Judgement of Compliance by the Borough of Far Hills with the Mt. Laurel II decision.

\* \* \*

Master's Report

Re: Ochs & Haueis, vs. Borough of Far Hills

Prepared for  
Hon. Eugene D. Serpentelli, J.S.C.  
New Jersey Superior Court  
Ocean County Court House  
Toms River, New Jersey 08753

June 11, 1985

by  
George M. Raymond, AICP, AIA, P.P.  
Chairman  
Raymond, Parish, Pine & Weiner, Inc.

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6/11/85*



# RPPW

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Comprehensive Planning & Zoning  
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NOEL SHAW JR., A.I.A.  
CSABA TEGLAS, A.I.C.P., C.I.P.

June 11, 1985

The Honorable Eugene D. Serpentelli, J.S.C.  
Superior Court of New Jersey  
Ocean County Court House  
Toms River, New Jersey 08753

Re: Ochs & Haueis, vs. Borough of Far Hills

My dear Judge Serpentelli:

This report is being submitted pursuant to your Order in the above referenced case dated December 31, 1984.

A. Vacant Land in the SDGP Growth Area in Far Hills

Based on evidence before it, the Court ordered a reduction in the Borough's fair share to 25 low- and moderate income units and has allocated the entire responsibility for its satisfaction to the plaintiff's property. The key fact in evidence which justified that reduction was the unavailability of any other vacant land suitable for higher density multi-family development within the 445-acre portion of the Borough which lies within the Growth Area delineated on the May 1980 State Development Guide Plan (SDGP). The location of the boundary of the Growth Area was not disputed by either party during the hearing held before Judge David

G. Lucas in October and November, 1983. Its location as it affects the subject property was also confirmed by Mr. Richard Ginman, the State Department of Community Affairs staff person who supervised the preparation of the SDGP.

Following a field inspection I can confirm the fact that, within the Borough's SDGP Growth Area so delineated, the only vacant parcel in separate ownership exceeding one acre in size consists of the subject property. One other substantial tract of vacant land that is located at the northerly end of the SDGP Growth Area in Far Hills is part of a large estate the bulk of which lies in Peapack-Gladstone on the other side of the North Branch of the Raritan River. This entire parcel is either located in the floodway or flood fringe area of the North Branch of the Raritan River or is characterized by steep slopes (over 15%), a depth to bedrock of less than one foot, and/or a high seasonal water table (under 3.5 feet). The only access to that parcel is at the end of a narrow unimproved road, one-third of a mile long, which runs through an area developed on both sides exclusively with 10-acre or larger estates. As such, I consider this land to be neither available nor suitable for the construction of multi-family dwellings.

All other undeveloped lands within the Growth Area--with the exception of existing parcels or lots which may be created through the subdivision of such parcels, each of which would not be suitable for much more than the construction of one or two single-family houses--are located within the 100-year flood plain of the North Branch of the Raritan River.

The Growth Area boundary bisects the subject property so that its use in its entirety for the prospective construction of the multi-family development would in effect expand the Growth Area at the expense of the adjacent Limited Growth Area. This limited intrusion into the latter is logical and accords with good planning principles, for the following reasons:

- (a) The land in question lies directly across the track from the railroad station which is the focal point of the Borough's Village area.
- (b) That portion of the subject parcel which would be added to the Growth Area is essential to the useability of the portion which is located within the Growth Area since, without it, the latter would lack adequate road access.

(c) The development of a multi-family project on only that portion of the property which lies within the Growth Area would cause the Limited Growth Area portion of the parcel to be bounded on three sides by a state highway (Route 202), the railroad, and a high density multi-family development and would therefore become unsuitable for the kind of low density development that is characteristic of the Limited Growth Area elsewhere in the Borough.

B. Fair Share

The Borough's full fair share was calculated by its planning consultants, Dresdner Associates, as consisting of the following:

|                         |                 |                  |
|-------------------------|-----------------|------------------|
| <u>Present Need</u>     |                 |                  |
| Indigenous Need         | 7 units         |                  |
| Reallocated Excess      | <u>22 units</u> |                  |
| Sub-Total               |                 | 29 units         |
| <u>Prospective Need</u> |                 | <u>88 units</u>  |
| Total                   |                 | <u>117 units</u> |

I recalculated the fair share principally because the covered employment data published by the New Jersey Department of Labor appeared to be grossly exaggerated given the type and number of employers in the Borough's small business area. In the process I found it necessary to

correct several other numbers used by the consultants. The revised calculations are presented below.

1. Indigenous Need

The Township's Consultants' determination of the total number of deficient units in the Borough is accepted, as follows:

|                                    |          |
|------------------------------------|----------|
| Overcrowded but otherwise standard | 1        |
| With deficient plumbing            | 1        |
| With deficient heating             | 7        |
| Total                              | <u>9</u> |

Using the consensus methodology the consultants estimated that 82 percent, or 7 of these deficient units were occupied by low- and moderate-income households. According to the Center for Urban Policy Research, Rutgers University, however, the actual proportion of deficient units in the North Somerset County sub-region--which includes the Borough of Far Hills--that are occupied by income-eligible households amounts to only 50 percent of the total. It should be noted, also, that an ambiguity in the wording of question #20 in the 1980 U.S. Census questionnaire may have been responsible for an exaggeration of the number of units counted as heating deficient (See Appendix A). This type of exaggeration is particularly likely to

occur in communities where heating by means of fireplaces or flue-connected wood stoves would not be unlikely.

Based on the above, I recommend that the Borough's indigenous need be established as 4 units.

2. Reallocated Present Need

|                                      |                     |                            |
|--------------------------------------|---------------------|----------------------------|
| <u>1983 Employment:</u>              | Far Hills           | 326 <sup>1</sup>           |
|                                      | Present Need Region | 1,302,220                  |
|                                      | Local/Regional      | <u>0.025%</u>              |
| <u>Growth Area:</u>                  | Far Hills           | 445 acres                  |
|                                      | Present Need Region | 699,163 acres <sup>2</sup> |
|                                      | Local/Regional      | <u>0.063%</u>              |
| <u>1979 Median Household Income:</u> | Far Hills           | \$30,799                   |
|                                      | Present Need Region | 24,177 <sup>2</sup>        |
|                                      | Local/Regional      | <u>1.274%</u>              |

$$\frac{0.025 + 0.063}{2} \times 1,274 = 0.056$$

$$\frac{0.025 + 0.063 + 0.056}{3} = 0.048$$

|                       |          |
|-----------------------|----------|
| 0.048 x 35,014 =      | 17       |
| +20% of Surcharge     | <u>3</u> |
|                       | 20       |
| +3% Vacancy Allowance | <u>1</u> |
| Total                 | 21 units |

<sup>1</sup>For an explanation of the difference between this figure and the published figure of 544 see Appendix B.

<sup>2</sup>Lerman Report.

Staging the implementation of the reallocated excess present need over three projection periods reduces the Borough's immediate obligation to 7 units.

3. Prospective Need

|                     |  |                            |
|---------------------|--|----------------------------|
| <u>1983</u>         | Far Hills  | 326 <sup>1</sup>           |
| <u>Employment:</u>  | Prospective Need Region                          | 770,254                    |
|                     | Local/Regional                                   | <u>0.042%</u>              |
| <u>Growth Area:</u> | Far Hills  | 445 acres <sup>3</sup>     |
|                     | Prospective Need Region                          | 491,209 acres <sup>3</sup> |
|                     | Local/Regional                                   | <u>0.091%</u>              |
| <u>1979 Median</u>  | Far Hills  | \$30,799                   |
| <u>Household</u>    | Prospective Need Region                          | 24,893                     |
| <u>Income:</u>      | Local/Regional                                   | <u>1.237%</u>              |
| <u>Annual</u>       | Far Hills  | 6                          |
| <u>Average</u>      | Prospective Need region                          | 22,343                     |
| <u>Employment</u>   | Local/Regional                                   | <u>0.027%</u>              |
| <u>Growth,</u>      |  |                            |
| <u>1973-83:</u>     |  |                            |
|                     | $\frac{0.042 + 0.091 + 0.027}{3} \times 1.237 =$ | 0.066                      |
|                     | $\frac{0.042 + 0.091 + 0.027 + 0.066}{4} =$      | 0.057                      |
|                     | 0.057 x 49,004 =                                 | 28                         |
|                     | +20% Surcharge                                   | <u>6</u>                   |
|                     |  | 34                         |
|                     | +3% Vacancy Allowance                            | <u>1</u>                   |
|                     | Total  | 35                         |

<sup>3</sup> See Table E, Appendix B.

In summary, based on the above calculations, the fair share obligation for the Borough of Far Hills amounts to the following:

|                         |                |                 |
|-------------------------|----------------|-----------------|
| <u>Present Need</u>     |                |                 |
| Indigenous Need         | 4 units        |                 |
| Reallocated Excess      | <u>7 units</u> |                 |
| Sub-Total               |                | 11 units        |
| <u>Prospective Need</u> |                | <u>35 units</u> |
| Total                   |                | <u>46 units</u> |

I recommend that the Borough be required to survey its existing housing supply to determine whether or not there are 4 deficient units in the municipality that are occupied by income-eligible households and to mount a program for the correction of such deficiencies as may be found to exist. I believe that it would be reasonable to require that the Borough report to the Court on the results of its efforts within one year.

The above would leave a balance of 34 units that would have to be provided through new construction. Exclusive of the Borough's indigenous need, the Court-ordered reduced fair share for the Borough amount to 25 present (reallocated) and prospective new units. These 25 new units come within 21 units of the 46 units which represent the Borough's entire fair share of the sum of the reallocated excess present and prospective



needs, including the 20% surcharge to compensate for others' lack of vacant land. The reduction was authorized by reason of unavailability of suitable land in the Borough's Growth Area. Based on the Mount Laurel II directive to the effect that environmental constraints and the State's planning policy, as expressed in the SDGP, should not be lightly set aside, I believe that it is appropriate to limit the Borough's obligation to only that number which can be satisfied in the Growth Area. In this case, it would be particularly inappropriate to seek sites outside the Growth Area given the relatively small number of lower income units involved and the fact that one of the basic ingredients of the consensus formula is a 20 percent surcharge for the possibility that others may have to absorb the deficit due to lack of suitable vacant land in municipalities exhibiting the land availability characteristics of Far Hills.

C. Implementation of the Builder's Remedy

Implementation of the builder's remedy requires three actions by the Borough, one of which requires the cooperation of Bedminster Township.

1. Amended Zoning Regulations

The Court's order that the plaintiff's site be rezoned to permit development of multi-family units at a gross density of 6.5 units per gross acre with a 20 percent low- and moderate unit set aside has been implemented through adoption on May 13, 1985 of Ordinance No. 85-4 (See Appendix C).

In my opinion, this ordinance complies with Mount Laurel II except as follows:

- (1) Height of Buildings (p.2). The ordinance should permit the lower income units to be provided in 3-story buildings with a height of not more than 40 feet.
- (2) Housing Cost Component (p.3). The Mount Laurel units should be priced so that 28 percent of the income of the household will cover not only

mortgage, interest and real estate tax payments but also condominium fees.

The ordinance states an intent that the pricing of the units make them affordable to "a reasonable cross-section of households within each (income) category" without specifying any minimum income range. I recommend that the units be priced so as to be affordable to households whose income equals 90 percent of the income ceiling in each income category. This would cause low income units to be priced within the means of households earning between 45 percent and 50 percent of the median and moderate income units would be affordable at incomes between 72 percent and 80 percent of the median.

- (3) Prohibition of Renting (p.3). The ordinance flatly prohibits the renting of the Mount Laurel units. I believe that this provision is unduly harsh. It is not usually applied to condominium developments. A unit owner who is transferred temporarily to a distant location, for instance, should not be forced to choose between keeping the unit vacant or having to sell it. Any revision of

the ordinance to permit renting should, however, include a requirement limiting rentals to income-eligible households throughout the 40-year period of applicability of the controls.

- (4) Monitoring of Compliance (p.5). Assuring that the Mount Laurel units are sold to eligible households and that the future resales are similarly targeted is a municipal responsibility. In Paragraph 6, Application, the ordinance places this responsibility on the developer. I recommend that the Borough obligate itself to establish a monitoring capability independently or, given the limited extent of its obligation, by joining an existing organization in an adjoining municipality. This is essential since the developer's ability to exercise any controls over resales is doubtful at best and will certainly cease altogether with his departure from the scene after all units in his development are sold.

I believe that it would not be realistic to expect the completion of the Mount Laurel units on the Ochs tract before the Fall of 1986. I, therefore, recommend that the Borough be required to present

to the Court its proposed administrative structure, including applicable rules and regulations and funding arrangements, within one year.

2. Provision of Sanitary Sewer Services

At present, the Ochs tract is not sewered. Physically, the provision of a connection to the Bedminster-Far Hills (BFH) Treatment Plant presents no problems. What does present a serious impediment to the development of that tract is the inadequate present capacity of the BFH plant.

The BFH plant was built by AT&T Long Lines Division and was turned over to Bedminster Township by an agreement between the two parties dated 19 May, 1975. The plant has a rated capacity of 203,750 gpd (See Appendix D) which has been allocated as follows:

|                      |                 |
|----------------------|-----------------|
| AT&T                 | 98,750          |
| Bedminster           | 65,000          |
| Far Hills            | 35,000          |
| Unallocated capacity | 203,750         |
|                      | <u>-196,750</u> |
|                      | 7,000 gpd       |

The actual flow currently being generated by Far Hills exceeds its allocation. Maximum recorded flow (1/82) amounted to 67,000 gpd. The January-April, 1985 average flow was 41,560 gpd. The cause of this excess is infiltration and inflow due to imperfections in the system and unauthorized connections that channel storm water into the sanitary sewer system. The Borough has been engaged in a program of repairs and rehabilitation that seems to have produced some results but the actual effectiveness of the measures undertaken to date will be known only after the improved system experiences rainy season conditions. The Borough is continuing its program, but the general view of all the engineers I contacted on this subject is that total elimination of inflow and infiltration will not be possible.

As part of the Bedminster Township Compliance Package approved by the Court in Allen-Deane v. Township of Bedminster (May 1, 1985), the Township committed itself to pursue an interim expansion of the capacity of the plant by 50,000 gpd by means of technical upgrading. When completed, the plant would thus have a total capacity of 253,750 gpd, which will exceed present allocations by 57,000 gpd.

The primary objective of the plant expansion is to enable Bedminster to fulfill its Mount Laurel II obligation. Of the sites accepted by the Court as part of the Township's Compliance Package only one is located in the area served by the BFH plant. This site, designated as J/K in Allen Deane v. Bedminster (at p. 26) is intended to accommodate a 225,000 square foot office building and a 90-unit senior citizen development. The estimated aggregate sewage flow to be generated by this development will consist of the following:

|                                   |   |                   |
|-----------------------------------|---|-------------------|
| 225,000 s.f. x 125 gpd/1,000 s.f. | = | 28,125 gpd        |
| 90 senior DUs x 130 gpd/DU        | = | <u>11,700 gpd</u> |
| Total                             |   | 39,825 gpd        |

Deducting this volume from the BFH plant's excess capacity of 57,000 gpd leaves an unused balance of 17,125 gpd. According to information from Mr. Neil Callahan, President of the Environmental Disposal Corporation, NJ DEP has accepted the following projected flow standards for townhouse developments in the Hills project in Bedminster:

|                           |             |
|---------------------------|-------------|
| Estimated population/unit | 2.5 persons |
|---------------------------|-------------|

Estimated water consumption,  
including allowance for  
inevitable infiltration 75 gpd/person

On this basis, the Far Hills Mount Laurel project would generate a flow of 23,100 gpd.

There is considerable evidence to the effect that these flow estimates are high as compared with the actual experience with town house developments in Northern New Jersey. In a study of town house developments comprising 1,217 units dated October 9, 1978, Harvey Moskowitz, P.P. reported that the average population per unit was 2.1 persons (1.71 in two-bedroom units and 2.68 in three-bedroom units). An average occupancy of between 1.73 and 1.98 persons per unit was confirmed also in a 1977 study of 10 developments comprising an aggregate of 868 units which was reported in an affidavit dated February 8, 1978 by developer Norton Herrick, its author.

In a July 1980 affidavit, Susan Champion, secretary of a townhouse development comprising 80 units, reported that the average water consumption per person amounted to 58 gpd. (This affidavit, together with the previously mentioned reports, were submitted to the



court in Department of Health of the State of New Jersey et al v. City of Jersey City et al, Docket No, C-3447-67--See Appendix F).

These occupancy patterns of, and water usage in, townhouse developments occur fairly generally. The use of water saving devices would further strengthen the likelihood of lower water consumption than anticipated by NJ DEP. The DEP safety factor is based on the necessity to allocate the full capacity needed to service the maximum potential demand for each wastewater source, by type, once it is connected to the system. Even so, it should be recognized that the basis for its estimates runs directly counter to the strong national demographic trends experienced in the last two decades.

I also believe that the safety factor used by NJDEP is more than generous given the unmistakable trend toward the tightening of public controls over wastage of water and the use of water saving devices.

Bedminster Township would prefer to reserve all excess capacity which may be created as a result of the initial BFH plant improvements for possible future

developments in Bedminster Village. One of these would be on the tract designated as Site I-Segerstrom in Allen-Deane v. Bedminster (p.24). This site, which had been proposed as part of the Compliance Package, was not accepted by the Court as realistically developable within the next six years. The Ochs site is eminently developable, with a ready and willing developer awaiting only the resolution of this litigation and the provision of an opportunity for the sewerage of the site. The developer has been made aware of, and has indicated that he is willing to satisfy, the requirement imposed by the Interim Order of Settlement dated 31 December, 1984, that he assume responsibility for the full cost of the plant expansion and sewer lines needed to serve his 125 units, and that he contribute his share of the cost of remedial measures toward the reduction of inflow and infiltration. Since this site is needed to satisfy an immediate Mount Laurel obligation, while Bedminster's obligation can be satisfied without using the Segerstrom site, I recommend that the Court require that the Ochs site be given priority over any demands on unused capacity in the BFH plant other than those of Site J/K.

I also recommend that the Court mandate the use of water saving devices in both, the Site J/K developments in Bedminster and th Ochs tract development in Far Hills. This may reduce water usage by the two developments by a much as 10 percent, from 63,000 gpd to approximately 57,000, which would equal the excess capacity that will become available following the initial expansion of the BFH plant.

It may also be relevant that the agreement dated January 26, 1979 between Bedminster and Far Hills (See Appendix E) establishes (on p.1) that AT&T originally constructed the BFH plant "for its use as well as for the use of the Township and the Borough (emphasis supplied)." AT&T had reserved unto itself the right to use 98,750 gpd. The remaining 105,000 gpd were split between the Township (66-2/3%) and the Borough (33-1/3%). Since this plant is the only realistically available means of providing sewer services to the Borough it seems reasonable to infer that any environmentally permissible expansion of the plant's capacity should be potentially divisible between the parties in the same proportion as the original division, subject to each party's assuming the associated costs. On that basis, the Borough would be

entitled to 16,670 gpd of the expanded 50,000 gpd capacity.

It is important to note that there is the possibility that some other part of Bedminster's Compliance Package may not be realizable by reason of unavailability of a designated site and that the resulting Mount Laurel deficiency could be made up only on the Segerstrom site or some other site in Bedminster Village if sewer capacity were available to it. The allocation of available sewer capacity to the Ochs site may thus preclude Bedminster from being able to fulfill its obligation.

I recommend that the Court recognize that the suggested allocation of sewer capacity to the Ochs site will produce, at an early date, 25 lower income units which would otherwise be unattainable. In the overall scheme of things, it should not make any substantive difference whether that number of units is located in Bedminster Village or just over the line in Far Hills. Should the contingency outlined above arise, therefore, it would seem appropriate that Bedminster's fair share be reduced by 25 units.

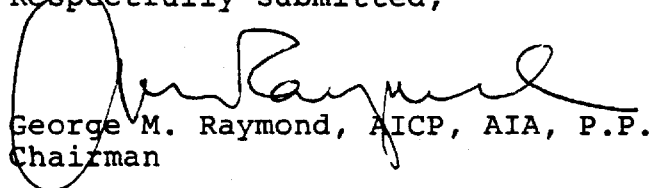
3. Detention Basin

The Borough has indicated its willingness to commence the process leading to acquisition of such rights in the property adjoining the Ochs tract as may be needed for the construction of a detention basin as soon as the plaintiff submits detailed engineering drawings delineating the area involved.

4. Restoration of Sunnybranch Road Adjacent to the Ochs Tract

Assurance that this condition will be fulfilled will be sought during the process of approval of the developer's formal application for Site Plan Approval.

Respectfully submitted,

  
George M. Raymond, AICP, AIA, P.P.  
Chairman

GMR:kfv

**APPENDIX A**

GEBHARDT & KIEFER

LAW OFFICES  
21 MAIN STREET  
P. O. BOX 1  
CLINTON, N.J. 08809  
(201) 735-5161

PHILIP R. GEBHARDT  
E. HERBERT KIEFER  
RICHARD DIETERLY  
GEORGE H. HOERNER  
JAMES H. KNOX  
RICHARD P. CUSHING

WILLIAM C. GEBHARDT  
1884-1929  
W. READING GEBHARDT  
1919-1960

WALTER N. WILSON  
WILLIAM W. GOODWIN, JR.

April 11, 1985

Mr. George Raymond  
RAYMOND, PARISH, PINE AND WEINER  
555 White Plains Road  
Tarrytown, New York 10591

Dear George:

You may recall that we spoke some time ago about my concern regarding the use of census data, as interpreted by recent decisions, including AMG Realty v. Warren Township, to establish a surrogate of dilapidatedness based on certain non-central heating sources. My concern was that, the way the census question was phrased, many homes in rural areas such as ours, with perfectly good central heating systems, would be classified as dilapidated because the owners chose to heat most of the time with wood or coal stoves. I understood you to question whether this confusion from the census data could occur.

I thought it might be of interest to you that I have reviewed the census data with respect to one municipality I am involved with. I still feel that there is this confusion. I enclose a copy of question H-20 from the census data. Of course, the introduction to this question asks for a choice of "kind of heat used most". There is then a separate choice for "fireplaces, stoves, or portable room heaters of any kind". The data compiled per municipality for use in the AMG decision (and in the census figures) lumps together several of the choices at the bottom of the list, combining the "fireplaces, stoves, or portable room heaters of any kind" choice with others.

In the particular municipality I am involved with, we have, from actual interior inspections of practically every dwelling in the community in a revaluation, learned that there are many homes with stoves as well as central heat. We also have found that practically all of the number of dwelling units in this municipality which are lumped together to come up with the surrogate of dilapidatedness dealing with the lack of central heating sources consist of units which

are supposedly heated most of the time by "fireplaces, stoves, or portable room heaters of any kind". Very few have "room heaters without flue" or the other non-central sources. We have found by actual inspection almost no units in this municipality which truly have fireplaces, stoves, or portable room heaters as the sole heating source; many of them have this form of heat in common use but have central heat systems.

I am still wondering how many of the ex-urban communities in this area of the State have the same pattern -- a pattern which, it seems to me, can logically be reconciled only by the assumption (which I know from experience to be true) that many folks choose to heat with wood or coal stoves rather than use their furnaces. Two of the attorneys in our office, for example, are proud of the fact that they successfully heat their homes by their stoves.

Very truly yours,

  
RICHARD DIETERLY

RD/jm  
Enclosure



|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| <p><b>H13.</b> Which best describes this building?<br/><i>Include all apartments, flats, etc., even if vacant.</i></p> <ul style="list-style-type: none"> <li><input type="radio"/> A mobile home or trailer</li> <li><input type="radio"/> A one-family house detached from any other house</li> <li><input type="radio"/> A one-family house attached to one or more houses</li> <li><input type="radio"/> A building for 2 families</li> <li><input type="radio"/> A building for 3 or 4 families</li> <li><input type="radio"/> A building for 5 to 9 families</li> <li><input type="radio"/> A building for 10 to 19 families</li> <li><input type="radio"/> A building for 20 to 49 families</li> <li><input type="radio"/> A building for 50 or more families</li> <li><input type="radio"/> A boat, tent, van, etc.</li> </ul>  | <p><b>H21 a.</b> Which fuel is used most for house heating?</p> <ul style="list-style-type: none"> <li><input type="radio"/> Gas: from underground pipes serving the neighborhood</li> <li><input type="radio"/> Gas: bottled, tank, or LP</li> <li><input type="radio"/> Electricity</li> <li><input type="radio"/> Fuel oil, kerosene, etc.</li> <li><input type="radio"/> Coal or coke</li> <li><input type="radio"/> Wood</li> <li><input type="radio"/> Other fuel</li> <li><input type="radio"/> No fuel used</li> </ul> <p><b>b.</b> Which fuel is used most for water heating?</p> <ul style="list-style-type: none"> <li><input type="radio"/> Gas: from underground pipes serving the neighborhood</li> <li><input type="radio"/> Gas: bottled, tank, or LP</li> <li><input type="radio"/> Electricity</li> <li><input type="radio"/> Fuel oil, kerosene, etc.</li> <li><input type="radio"/> Coal or coke</li> <li><input type="radio"/> Wood</li> <li><input type="radio"/> Other fuel</li> <li><input type="radio"/> No fuel used</li> </ul> | <p><b>CENSUS USE</b></p> <p><b>H22 a.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table> | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H14 a.</b> How many stories (floors) are in this building?<br/><i>Count an attic or basement as a story if it has any finished rooms for living purposes.</i></p> <ul style="list-style-type: none"> <li><input type="radio"/> 1 to 3 — <i>Skip to H15</i></li> <li><input type="radio"/> 4 to 6</li> <li><input type="radio"/> 7 to 12</li> <li><input type="radio"/> 13 or more stories</li> </ul>  | <p><b>c.</b> Which fuel is used most for cooking?</p> <ul style="list-style-type: none"> <li><input type="radio"/> Gas: from underground pipes serving the neighborhood</li> <li><input type="radio"/> Gas: bottled, tank, or LP</li> <li><input type="radio"/> Electricity</li> <li><input type="radio"/> Fuel oil, kerosene, etc.</li> <li><input type="radio"/> Coal or coke</li> <li><input type="radio"/> Wood</li> <li><input type="radio"/> Other fuel</li> <li><input type="radio"/> No fuel used</li> </ul>  | <p><b>H22 b.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>b.</b> Is there a passenger elevator in this building?</p> <ul style="list-style-type: none"> <li><input type="radio"/> Yes</li> <li><input type="radio"/> No</li> </ul>  | <p><b>H22.</b> What are the costs of utilities and fuels for your living quarters?</p> <p><b>a. Electricity</b></p> <p>\$ _____ .00 OR <input type="radio"/> Included in rent or no charge</p> <p>Average monthly cost <input type="radio"/> Electricity not used</p>   | <p><b>H22 c.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H15 a.</b> Is this building —</p> <ul style="list-style-type: none"> <li><input type="radio"/> On a city or suburban lot, or on a place of less than 1 acre? — <i>Skip to H16</i></li> <li><input type="radio"/> On a place of 1 to 9 acres?</li> <li><input type="radio"/> On a place of 10 or more acres?</li> </ul>  | <p><b>b. Gas</b></p> <p>\$ _____ .00 OR <input type="radio"/> Included in rent or no charge</p> <p>Average monthly cost <input type="radio"/> Gas not used</p>  | <p><b>H22 d.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>b.</b> Last year, 1979, did sales of crops, livestock, and other farm products from this place amount to —</p> <ul style="list-style-type: none"> <li><input type="radio"/> Less than \$50 (or None)</li> <li><input type="radio"/> \$50 to \$249</li> <li><input type="radio"/> \$250 to \$599</li> <li><input type="radio"/> \$600 to \$999</li> <li><input type="radio"/> \$1,000 to \$2,499</li> <li><input type="radio"/> \$2,500 or more</li> </ul>   | <p><b>c. Water</b></p> <p>\$ _____ .00 OR <input type="radio"/> Included in rent or no charge</p> <p>Yearly cost</p>  | <p><b>H22 e.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H16.</b> Do you get water from —</p> <ul style="list-style-type: none"> <li><input type="radio"/> A public system (city water department, etc.) or private company?</li> <li><input type="radio"/> An individual drilled well?</li> <li><input type="radio"/> An individual dug well?</li> <li><input type="radio"/> Some other source (a spring, creek, river, cistern, etc.)?</li> </ul>  | <p><b>d. Oil, coal, kerosene, wood, etc.</b></p> <p>\$ _____ .00 OR <input type="radio"/> Included in rent or no charge</p> <p>Yearly cost <input type="radio"/> These fuels not used</p>   | <p><b>H22 f.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H17.</b> Is this building connected to a public sewer?</p> <ul style="list-style-type: none"> <li><input type="radio"/> Yes, connected to public sewer</li> <li><input type="radio"/> No, connected to septic tank or cesspool</li> <li><input type="radio"/> No, use other means</li> </ul>  | <p><b>H23.</b> Do you have complete kitchen facilities? <i>Complete kitchen facilities are a sink with piped water, a range or cookstove, and a refrigerator.</i></p> <ul style="list-style-type: none"> <li><input type="radio"/> Yes</li> <li><input type="radio"/> No</li> </ul>   | <p><b>H22 g.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H18.</b> About when was this building originally built? <i>Mark when the building was first constructed, not when it was remodeled, added to, or converted.</i></p> <ul style="list-style-type: none"> <li><input type="radio"/> 1979 or 1980</li> <li><input type="radio"/> 1975 to 1978</li> <li><input type="radio"/> 1970 to 1974</li> <li><input type="radio"/> 1960 to 1969</li> <li><input type="radio"/> 1950 to 1959</li> <li><input type="radio"/> 1940 to 1949</li> <li><input type="radio"/> 1939 or earlier</li> </ul>   | <p><b>H24.</b> How many bedrooms do you have?<br/><i>Count rooms used mainly for sleeping even if used also for other purposes.</i></p> <ul style="list-style-type: none"> <li><input type="radio"/> No bedroom</li> <li><input type="radio"/> 1 bedroom</li> <li><input type="radio"/> 2 bedrooms</li> <li><input type="radio"/> 3 bedrooms</li> <li><input type="radio"/> 4 bedrooms</li> <li><input type="radio"/> 5 or more bedrooms</li> </ul>   | <p><b>H22 h.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H19.</b> When did the person listed in column 1 move into this house (or apartment)?</p> <ul style="list-style-type: none"> <li><input type="radio"/> 1979 or 1980</li> <li><input type="radio"/> 1975 to 1978</li> <li><input type="radio"/> 1970 to 1974</li> <li><input type="radio"/> 1960 to 1969</li> <li><input type="radio"/> 1950 to 1959</li> <li><input type="radio"/> 1949 or earlier</li> <li><input type="radio"/> Always lived here</li> </ul>   | <p><b>H25.</b> How many bathrooms do you have?<br/><i>A complete bathroom is a room with flush toilet, bathtub or shower, and wash basin with piped water.</i><br/><i>A half bathroom has at least a flush toilet or bathtub or shower, but does not have all the facilities for a complete bathroom.</i></p> <ul style="list-style-type: none"> <li><input type="radio"/> No bathroom, or only a half bathroom</li> <li><input type="radio"/> 1 complete bathroom</li> <li><input type="radio"/> 1 complete bathroom, plus half bath(s)</li> <li><input type="radio"/> 2 or more complete bathrooms</li> </ul>   | <p><b>H22 i.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H20.</b> How are your living quarters heated?<br/><i>Fill one circle for the kind of heat used most.</i></p> <ul style="list-style-type: none"> <li><input type="radio"/> Steam or hot water system</li> <li><input type="radio"/> Central warm-air furnace with ducts to the individual rooms (Do not count electric heat pumps here)</li> <li><input type="radio"/> Electric heat pump</li> <li><input type="radio"/> Other built-in electric units (permanently installed in wall, ceiling, or baseboard)</li> <li><input type="radio"/> Floor, wall, or pipeless furnace</li> <li><input type="radio"/> Room heaters with flue or vent, burning gas, oil, or kerosene</li> <li><input type="radio"/> Room heaters without flue or vent, burning gas, oil, or kerosene (not portable)</li> <li><input type="radio"/> Fireplaces, stoves, or portable room heaters of any kind</li> <li><input type="radio"/> No heating equipment</li> </ul> | <p><b>H26.</b> Do you have a telephone in your living quarters?</p> <ul style="list-style-type: none"> <li><input type="radio"/> Yes</li> <li><input type="radio"/> No</li> </ul>   | <p><b>H22 j.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H27.</b> Do you have air conditioning?</p> <ul style="list-style-type: none"> <li><input type="radio"/> Yes, a central air-conditioning system</li> <li><input type="radio"/> Yes, 1 individual room unit</li> <li><input type="radio"/> Yes, 2 or more individual room units</li> <li><input type="radio"/> No</li> </ul>  | <p><b>H28.</b> How many automobiles are kept at home for use by members of your household?</p> <ul style="list-style-type: none"> <li><input type="radio"/> None</li> <li><input type="radio"/> 1 automobile</li> <li><input type="radio"/> 2 automobiles</li> <li><input type="radio"/> 3 or more automobiles</li> </ul>   | <p><b>H22 k.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>                          | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>H29.</b> How many vans or trucks of one-ton capacity or less are kept at home for use by members of your household?</p> <ul style="list-style-type: none"> <li><input type="radio"/> None</li> <li><input type="radio"/> 1 van or truck</li> <li><input type="radio"/> 2 vans or trucks</li> <li><input type="radio"/> 3 or more vans or trucks</li> </ul>  | <p><b>H22 l.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table>  | 0   | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9 | <p><b>H22 m.</b></p> <table border="1"> <tr><td>0</td><td>0</td><td>0</td></tr> <tr><td>1</td><td>1</td><td>1</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>3</td><td>3</td></tr> <tr><td>4</td><td>4</td><td>4</td></tr> <tr><td>5</td><td>5</td><td>5</td></tr> <tr><td>6</td><td>6</td><td>6</td></tr> <tr><td>7</td><td>7</td><td>7</td></tr> <tr><td>8</td><td>8</td><td>8</td></tr> <tr><td>9</td><td>9</td><td>9</td></tr> </table> | 0 | 0 | 0 | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 7 | 7 | 7 | 8 | 8 | 8 | 9 | 9 | 9 |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 0   | 0   | 0   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1   | 1   | 1   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 2   | 2   | 2   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 3   | 3   | 3   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 4   | 4   | 4   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 5   | 5   | 5   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 6   | 6   | 6   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 7   | 7   | 7   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8   | 8   | 8   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 9   | 9   | 9   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

**APPENDIX B**

A. Correction of New Jersey Department of Labor 1983 Covered Employment Data

The current covered employment in the municipality is one of three factors used in the formula that determines the municipality's fair share of the reallocated surplus need and affects two of the four factors used in determining its fair share of the prospective need.

The published figure for the number of private sector covered jobs in the third quarter of 1983 for the Borough of Far Hills is 544. Based on general knowledge of the limited number of employers and the apparently low level of employment in that municipality, the Division of Planning and Research of the New Jersey Department of Labor was asked to review that figure. This was done using the following procedure to obviate any need for the Department to release figures for individual employers which it had collected with assurances of confidentiality:

- (a) The Department made available to the Borough only the list of names and addresses of the employers used in compiling the published aggregate figure.
- (b) The Borough's Planning Consultants, Dresdner Associates, checked all the names on that list on the basis of (1) a 1983 field survey of businesses in the

Borough; (2) a phone survey of those listed employers whose presence in the Borough was not confirmed in the 1983 survey; and (3) a review of the list with a member of the Borough's planning board (See Dresdner letter dated March 12, 1985 and list of employers at end of this Appendix). Through that process it was determined that only 49 private sector employers out of the total of 92 were located in whole or in part within the boundaries of the Borough of Far Hills. Of the remaining 43 as many as 20 are located in Bedminster Township; 5, each, are located in Bernards Township and Bernardsville; 4 are located in Peapack-Gladstone; one, each, is located in Milford and Port Murray; one maintains only a post office address in Far Hills; 2 have moved to California; and 5 could not be located despite earnest efforts to do so.

- (c) The names of the 49 employers located in the Borough of Far Hills were mailed back to the Department of Labor which then determined that, in the aggregate, they employed 326 persons, or 59.93% of the published total of 544.

To determine local employment as a percentage of that in its region it was assumed that, by and large, errors in the geographic placement of employers cancel each other out on a

region-wide basis (practically all of the employers originally attributed to the Borough by the New Jersey Department of Labor are located within its eleven-county present and six-county prospective need regions).

Table A  
CURRENT (1983) EMPLOYMENT  
Far Hills and Present Need Region

|   |                |                  |
|---|----------------|------------------|
| <u>Far Hills Borough</u>                          |                | <u>326</u>       |
| <br><u>Present Need Region</u>                    |                |                  |
| Bergen County                                     | 361,712        |                  |
| Less Urban Aid Municipalities                     | <u>13,090</u>  | 348,622          |
| Essex County                                      | 305,879        |                  |
| Less Urban Aid Municipalities                     | <u>197,369</u> | 108,510          |
| Hudson County                                     | 179,476        |                  |
| Less Urban Aid Municipalities                     | <u>127,590</u> | 51,886           |
| Hunterdon County                                  | 22,861         |                  |
| Less Non-Growth Municipalities                    | <u>7,700</u>   | 15,161           |
| Middlesex County                                  | 251,148        |                  |
| Less Urban Aid Municipalities                     | <u>32,248</u>  | 218,899          |
| Morris County                                     | 173,141        |                  |
| Less Non-Growth Municipalities                    | <u>3,350</u>   | 169,791          |
| Passaic County                                    | 162,776        |                  |
| Less Urban Aid Municipalities                     | 54,963         |                  |
| Less Non-Growth Municipalities                    | <u>1,083</u>   | 106,730          |
| Somerset County                                   | 90,501         |                  |
| Less Non-Growth Municipalities                    | <u>194</u>     | 90,307           |
| Sussex County                                     | 18,663         |                  |
| Less Non-Growth Municipalities                    | <u>13,879</u>  | 4,784            |
| Union County                                      | 229,641        |                  |
| Less Urban Aid Municipalities                     | <u>62,055</u>  | 167,586          |
| Warren County                                     | 24,613         |                  |
| Less Non-Growth Municipalities                    | <u>4,669</u>   | 19,944           |
| <u>Total-present need region</u>                  |                | <u>1,302,220</u> |
| <u>Local/Regional</u> = $\frac{326}{1,302,220}$ = |                | <u>0.025%</u>    |

CURRENT (1983) EMPLOYMENT  
Far Hills and Prospective Need Region

Total 1983 employment-prospective need region = 770,254 (See Table B)

$$\underline{\text{Local/Regional}} = \frac{326}{770,254} = 0.042\%$$

Table B

EMPLOYMENT GROWTH, 1973-83  
Far Hills Borough

| (1)<br>Year | (2)<br>Published<br>Figure | (3)<br>Corrected Figure<br>(59.93% of 2) |
|-------------|----------------------------|--|
| 1973        | 498                        | 298                                      |
| 1974        | 453                        | 271                                      |
| 1975        | 382                        | 229                                      |
| 1976        | 417                        | 250                                      |
| 1977        | 404                        | 242                                      |
| 1978        | 388                        | 353                                      |
| 1979        | 459                        | 275                                      |
| 1980        | 463                        | 277                                      |
| 1981        | 477                        | 286                                      |
| 1982        | 563                        | 337                                      |
| 1983        | 544                        | 326                                      |

Table C

EMPLOYMENT GROWTH, 1973-83  
Prospective Need Region

| Year | County  |           |           |         |          |         | Total   |
|------|---------|-----------|-----------|---------|----------|---------|---------|
|      | Essex   | Hunterdon | Middlesex | Morris  | Somerset | Union   |         |
| 1973 | 81,625  | 9,615     | 154,966   | 104,559 | 55,599   | 156,035 | 562,399 |
| 1974 | 84,678  | 10,217    | 162,733   | 107,610 | 60,271   | 153,263 | 578,772 |
| 1975 | 83,576  | 9,953     | 157,769   | 107,016 | 62,879   | 145,722 | 566,915 |
| 1976 | 87,722  | 11,607    | 165,864   | 112,922 | 62,850   | 149,780 | 590,745 |
| 1977 | 88,649  | 11,523    | 177,363   | 123,644 | 70,341   | 155,559 | 627,079 |
| 1978 | 92,209  | 12,160    | 190,262   | 135,501 | 74,971   | 150,468 | 655,571 |
| 1979 | 96,761  | 11,585    | 199,095   | 142,934 | 79,716   | 165,908 | 695,999 |
| 1980 | 101,321 | 12,059    | 200,852   | 147,021 | 79,146   | 164,305 | 704,704 |
| 1981 | 102,901 | 12,661    | 209,192   | 158,196 | 82,348   | 167,216 | 732,514 |
| 1982 | 105,493 | 13,478    | 208,510   | 160,206 | 82,796   | 164,515 | 734,998 |
| 1983 | 108,510 | 15,161    | 218,899   | 169,791 | 90,307   | 167,586 | 770,254 |

Note: This table excludes employment in non-growth and urban aid municipalities (See Tab;e D).

- B. In determining local employment growth as a percentage of that in the prospective need region region one is

handicapped by the impossibility of correcting the local employment figures for the years since 1973 in the same manner as was done for 1983. It was assumed, therefore, that the correct figure for each of those years would have represented the same percentage of the published total (59.93%) as it did in 1983. The regional employment data was accepted as published on the assumption that any geographic mis-attributions were cancelled out within the broader area involved.



Table D

EMPLOYMENT GROWTH: 1973-1983  
Prospective Need Region - by County

Essex County

|                              | Year           |                |                |                |                |                |                |                |                |                |                |
|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                              | 1973           | 1974           | 1975           | 1976           | 1977           | 1978           | 1979           | 1980           | 1981           | 1982           | 1983           |
| County Total                 | <u>336,364</u> | <u>326,350</u> | <u>304,515</u> | <u>305,607</u> | <u>304,940</u> | <u>306,133</u> | <u>310,664</u> | <u>308,195</u> | <u>303,195</u> | <u>301,576</u> | <u>305,879</u> |
| Urban Aid<br>Municipalities: |                |                |                |                |                |                |                |                |                |                |                |
| Belleville                   | 11,537         | 11,278         | 9,386          | 8,258          | 9,638          | 10,376         | 10,364         | 10,359         | 11,160         | 10,717         | 10,059         |
| Bloomfield                   | 17,760         | 16,503         | 15,673         | 16,156         | 16,845         | 16,783         | 17,447         | 16,646         | 17,108         | 16,480         | 15,816         |
| East Orange                  | 20,753         | 20,027         | 19,458         | 18,863         | 18,910         | 19,071         | 18,851         | 18,131         | 16,951         | 16,491         | 14,725         |
| Irvington                    | 13,159         | 12,230         | 11,716         | 12,449         | 11,841         | 12,740         | 12,378         | 11,868         | 10,151         | 9,495          | 9,453          |
| Montclair                    | 9,926          | 10,050         | 9,823          | 9,262          | 9,687          | 10,398         | 11,191         | 10,880         | 10,733         | 10,402         | 11,456         |
| Newark                       | 170,962        | 160,879        | 145,659        | 143,791        | 140,457        | 136,466        | 135,085        | 130,589        | 126,850        | 124,753        | 128,147        |
| Orange                       | <u>10,642</u>  | <u>10,705</u>  | <u>9,224</u>   | <u>9,106</u>   | <u>8,913</u>   | <u>8,090</u>   | <u>8,587</u>   | <u>8,401</u>   | <u>7,900</u>   | <u>7,645</u>   | <u>7,713</u>   |
| Total                        | 254,739        | 241,672        | 220,939        | 217,885        | 216,291        | 213,924        | 213,903        | 206,874        | 200,853        | 195,983        | 197,369        |
| Net County<br>Employment     | 81,625         | 84,678         | 83,576         | 87,722         | 88,649         | 92,209         | 96,761         | 101,321        | 102,901        | 105,493        | 108,510        |

Middlesex County County

|                              | Year           |                |                |                |                |                |                |                |                |                |                |
|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                              | 1973           | 1974           | 1975           | 1976           | 1977           | 1978           | 1979           | 1980           | 1981           | 1982           | 1983           |
| County Total                 | <u>199,997</u> | <u>205,511</u> | <u>197,382</u> | <u>203,735</u> | <u>214,287</u> | <u>227,736</u> | <u>235,611</u> | <u>236,560</u> | <u>243,547</u> | <u>240,832</u> | <u>251,148</u> |
| Urban Aid<br>Municipalities: |                |                |                |                |                |                |                |                |                |                |                |
| New Brunswick                | 29,172         | 26,485         | 26,641         | 24,217         | 24,281         | 24,746         | 22,418         | 21,341         | 21,340         | 20,273         | 20,350         |
| Perth Amboy                  | 15,859         | 16,293         | 14,972         | 13,654         | 12,643         | 12,728         | 14,098         | 14,367         | 13,015         | 12,049         | 11,899         |
| Total                        | <u>45,031</u>  | <u>42,778</u>  | <u>39,613</u>  | <u>37,871</u>  | <u>36,924</u>  | <u>37,474</u>  | <u>36,516</u>  | <u>35,708</u>  | <u>34,355</u>  | <u>32,322</u>  | <u>32,249</u>  |
| Net County<br>Employment     | 154,966        | 162,733        | 157,769        | 165,864        | 177,363        | 190,262        | 199,095        | 200,852        | 209,192        | 208,510        | 218,899        |

Hunterdon County

|                            | Year          |               |               |               |               |               |               |               |               |               |               |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                            | 1973          | 1974          | 1975          | 1976          | 1977          | 1978          | 1979          | 1980          | 1981          | 1982          | 1983          |
| County Total               | <u>15,015</u> | <u>15,559</u> | <u>14,991</u> | <u>17,393</u> | <u>17,283</u> | <u>18,443</u> | <u>18,396</u> | <u>18,845</u> | <u>19,420</u> | <u>20,492</u> | <u>22,861</u> |
| Non-Growth Municipalities: |               |               |               |               |               |               |               |               |               |               |               |
| Alexandria                 | 21            | 35            | 48            | 61            | 84            | 113           | 94            | 78            | 103           | 119           | 99            |
| Bethlehem                  | 85            | 85            | 49            | 76            | 70            | 76            | 88            | 177           | 188           | 167           | 184           |
| Bloomsbury                 | 500           | 431           | 430           | 528           | 513           | 591           | 676           | 705           | 626           | 638           | 565           |
| Califon                    | 236           | 301           | 360           | 405           | 446           | 459           | 482           | 493           | 605           | 607           | 634           |
| Delaware                   | 47            | 72            | 92            | 92            | 91            | 134           | 112           | 123           | 165           | 235           | 246           |
| East Amwell                | 145           | 153           | 136           | 175           | 187           | 228           | 309           | 356           | 248           | 275           | 296           |
| Franklin                   | 145           | 178           | 210           | 222           | 226           | 252           | 251           | 241           | 241           | 220           | 304           |
| Frenchtown                 | 691           | 537           | 475           | 597           | 546           | 571           | 564           | 502           | 508           | 441           | 509           |
| Glen Gardner               | 125           | 157           | 125           | 119           | 128           | 136           | 286           | 244           | 217           | 366           | 414           |
| Hampton                    | 96            | 86            | 71            | 79            | 95            | 160           | 109           | 202           | 254           | 303           | 364           |
| Holland                    | 117           | 249           | 276           | 527           | 374           | 374           | 436           | 424           | 402           | 412           | 507           |
| Kingwood                   | 69            | 56            | 44            | 119           | 84            | 196           | 218           | 234           | 217           | 221           | 189           |
| Lambertville               | 1,115         | 1,099         | 1,050         | 1,020         | 992           | 962           | 1,011         | 939           | 958           | 1,068         | 1,080         |
| Lebanon Twp.               | 264           | 289           | 350           | 386           | 512           | 482           | 582           | 682           | 472           | 293           | 314           |
| Milford                    | 1,429         | 1,238         | 1,008         | 1,031         | 1,072         | 1,137         | 1,042         | 976           | 1,090         | 1,039         | 1,119         |
| Stockton                   | 140           | 167           | 103           | 138           | 171           | 170           | 155           | 132           | 180           | 165           | 183           |
| Tewksbury                  | 93            | 85            | 103           | 88            | 82            | 121           | 127           | 134           | 159           | 155           | 393           |
| Union                      | 37            | 63            | 57            | 83            | 50            | 62            | 133           | 42            | 48            | 209           | 220           |
| West Amwell                | 45            | 61            | 51            | 40            | 37            | 59            | 136           | 102           | 78            | 81            | 80            |
| Total                      | <u>5,400</u>  | <u>5,342</u>  | <u>5,038</u>  | <u>5,786</u>  | <u>5,760</u>  | <u>6,283</u>  | <u>6,811</u>  | <u>6,786</u>  | <u>6,759</u>  | <u>7,014</u>  | <u>7,700</u>  |
| Net County Employment      | 9,615         | 10,217        | 9,953         | 11,607        | 11,523        | 12,160        | 11,585        | 12,059        | 12,661        | 13,478        | 15,161        |

Morris County

|                            | Year           |                |                |                |                |                |                |                |                |                |                |
|----------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                            | 1973           | 1974           | 1975           | 1976           | 1977           | 1978           | 1979           | 1980           | 1981           | 1982           | 1983           |
| County Total               | <u>106,509</u> | <u>109,532</u> | <u>109,102</u> | <u>114,801</u> | <u>126,008</u> | <u>137,764</u> | <u>145,759</u> | <u>149,902</u> | <u>161,189</u> | <u>163,240</u> | <u>173,141</u> |
| Non-Growth Municipalities: |                |                |                |                |                |                |                |                |                |                |                |
| Chester Boro               | 820            | 788            | 804            | 751            | 920            | 916            | 978            | 1,041          | 1,042          | 1,093          | 1,265          |
| Chester Twp.               | 406            | 358            | 510            | 495            | 633            | 789            | 930            | 866            | 942            | 902            | 1,029          |
| Mendham Boro               | 532            | 561            | 565            | 514            | 595            | 628            | 680            | 736            | 776            | 797            | 811            |
| Mendham Twp.               | <u>192</u>     | <u>215</u>     | <u>207</u>     | <u>219</u>     | <u>216</u>     | <u>230</u>     | <u>237</u>     | <u>238</u>     | <u>233</u>     | <u>242</u>     | <u>245</u>     |
| Total                      | 1,950          | 1,922          | 2,086          | 1,979          | 2,364          | 2,563          | 2,825          | 2,881          | 2,993          | 3,034          | 3,350          |
| Net County Employment      | 104,559        | 107,610        | 107,016        | 112,922        | 123,644        | 135,501        | 142,934        | 147,021        | 158,196        | 160,206        | 169,791        |

Somerset County

|                            | Year          |               |               |               |               |               |               |               |               |               |               |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                            | 1973          | 1974          | 1975          | 1976          | 1977          | 1978          | 1979          | 1980          | 1981          | 1982          | 1983          |
| County Total               | <u>55,822</u> | <u>60,490</u> | <u>63,130</u> | <u>63,154</u> | <u>70,529</u> | <u>75,159</u> | <u>79,890</u> | <u>79,324</u> | <u>82,496</u> | <u>82,957</u> | <u>90,501</u> |
| Non-Growth Municipalities: |               |               |               |               |               |               |               |               |               |               |               |
| Rocky Hill                 | <u>223</u>    | <u>219</u>    | <u>251</u>    | <u>304</u>    | <u>188</u>    | <u>188</u>    | <u>174</u>    | <u>178</u>    | <u>158</u>    | <u>161</u>    | <u>194</u>    |
| Total                      | 223           | 219           | 251           | 304           | 188           | 188           | 174           | 178           | 158           | 161           | 194           |
| Net County Employment      | 55,599        | 60,271        | 62,879        | 62,850        | 70,341        | 74,971        | 79,716        | 79,146        | 82,348        | 82,796        | 90,307        |

Union County

|                           | Year           |                |                |                |                |                |                |                |                |                |                |
|---------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                           | 1973           | 1974           | 1975           | 1976           | 1977           | 1978           | 1979           | 1980           | 1981           | 1982           | 1983           |
| County Total              | <u>229,726</u> | <u>225,462</u> | <u>210,032</u> | <u>215,694</u> | <u>220,565</u> | <u>229,849</u> | <u>231,678</u> | <u>229,614</u> | <u>231,222</u> | <u>225,639</u> | <u>229,641</u> |
| Urban Aid Municipalities: |                |                |                |                |                |                |                |                |                |                |                |
| Elizabeth                 | 50,248         | 48,617         | 43,134         | 45,022         | 45,202         | 48,890         | 47,090         | 47,098         | 45,885         | 41,920         | 43,091         |
| Plainfield                | 13,026         | 12,893         | 11,267         | 11,521         | 11,325         | 11,781         | 11,182         | 10,701         | 10,463         | 10,094         | 10,317         |
| Hillside                  | <u>10,417</u>  | <u>10,689</u>  | <u>9,909</u>   | <u>9,371</u>   | <u>8,479</u>   | <u>8,710</u>   | <u>7,498</u>   | <u>7,510</u>   | <u>7,658</u>   | <u>9,110</u>   | <u>8,647</u>   |
| Total                     | 73,691         | 72,199         | 64,310         | 65,914         | 65,006         | 69,381         | 65,770         | 65,309         | 64,006         | 61,124         | 62,055         |
| Net County Employment     | 156,035        | 153,263        | 145,722        | 149,780        | 155,559        | 150,468        | 165,908        | 164,305        | 167,216        | 164,515        | 167,586        |

Table E

GROWTH AREA  
Prospective Need Region

| <u>County</u> | <u>Net Growth Area</u> (in Acres) |
|---------------|-----------------------------------|
| Essex         | 46,723                            |
| Hunterdon     | 26,759                            |
| Middlesex     | 147,678                           |
| Morris        | 116,769                           |
| Somerset      | 100,455                           |
| Union         | <u>52,825</u>                     |
| Total         | 491,209 Acres                     |

# Dresdner Associates

PLANNING AND ENVIRONMENTAL MANAGEMENT

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P.O. Box 16507, 880 Bergen Ave., Jersey City, New Jersey 07306 (201) 432-9800  
170 Broadway, Suite 201, New York, N.Y. 10038 (212) 619-4114

March 12, 1985

Mr. George Raymond  
Raymond, Parish, Pine & Weiner  
555 White Plains Road  
Tarrytown, New York 10591

Dear George:

Enclosed are two copies of the Employers by Registration listing from the NJ Department of Labor. We've reviewed the list and identified those employers we know to be located in Far Hills Borough. For the employers located in adjacent municipalities, the specific community has been listed.

The basis for our determination was three fold:

- 1.) a commercial field survey conducted in March, 1983 by Dresdner Associates;
- 2.) a phone survey of those listed employers not included in the commercial field survey;
- 3.) review of the list with a member of the Borough Planning Board.

We were unable to find out any information on 5 listed employers. These are denoted by "UK". Those known to be in Far Hills are highlighted in yellow, while those in adjacent municipalities are identified by community name.

If you have any questions regarding this information please don't hesitate to call.

Sincerely,

DRESDNER ASSOCIATES

  
L. Victoria Carson

LVC:mo

Enclosure

NEW JERSEY DEPARTMENT OF LABOR  
 DIVISION OF PLANNING AND RESEARCH  
 LISTING OF EMPLOYERS BY REGISTRATION NO.  
 FOR THE MUNICIPALITY GIVEN  
 \*\*\*\*\* MARCH 1984 DATA \*\*\*\*\*

12:18 TUESDAY, FEBRUARY 26, 1984

----- PLANTLOC=FAR HILLS NJ -----

| NAME                 | SEC_NAME              | STREET              | CTYSTZP              | ACC_NO | SIC           |
|----------------------|-----------------------|---------------------|----------------------|--------|---------------|
| THE COUNTRY STORE    | PAYROLL DEPT          | MILL STREET         | CONWAY NH            | 03866  | 13442800 5651 |
| JOHN STREPPONE       | T-A FAR HILLS BEAUTY  | PO BOX 802          | FAR HILLS N J        | 07931  | 15239000 7231 |
| APGAR ASSOCIATES     | DE MUN PLACE          | P O BOX 295         | FAR HILLS N J        | 07931  | 15271400 8911 |
| THOS FINN INC        |                       | BOX 525             | FAR HILLS N J        | 07931  | 16764500 1711 |
| UNITED STATES GOLF   | ASSOCIATION           | LIBERTY CORNER ROAD | FAR HILLS N J        | 07931  | 19251600 8699 |
| REYNWOOD INC         |                       | P O BOX 248         | FAR HILLS NJ         | 07931  | 19356300 6531 |
| CHARLES E MEEKER INC |                       | PEAPACK ROAD        | FAR HILLS N J        | 07931  | 21625600 2541 |
| JOSEPH D'APOLITO &   | SONS INC              | PEAPACK ROAD        | FAR HILLS N J        | 07931  | 21688700 5699 |
| CARROLL A BOYNTON    |                       | FAR HLS CTR         | FAR HILLS N J        | 07931  | 23218600 8111 |
| SOMERSET LAKE & GAME | CLUB -CORP-           | BOX 351             | FAR HILLS N J        | 07931  | 23715300 7997 |
| NERVINE ASSOCIATES   | INC                   | PO BOX 11           | FAR HILLS N J        | 07931  | 27089400 6531 |
| JEROME T BIRD        |                       | BOX 322             | FAR HILLS N J        | 07931  | 28125400 1751 |
| COLONIAL NURSERY OF  | FAR HILLS INC         | RD 1 -202-          | FAR HILLS N J        | 07931  | 28922700 0782 |
| FRELINGHUYSEN INC    |                       | P.O. BOX 726        | FAR HILLS N J        | 07931  | 29472600 6799 |
| HEDRICK ASSOCIATES   | INC                   | DOUGLAS RD          | FAR HILLS N J        | 07931  | 29589100 4212 |
| ANTHONY NERVINE JR   | T/A FAR HILLS BARBER  | RT 202 BOX 11       | FAR HILLS NEW JERSEY | 07931  | 30846800 7241 |
| UPPER RARITAN        | WATERSHED ASSOCIATION | R D 1, BOX 30-W     | GLADSTONE N J        | 07934  | 33036300 8922 |
| JANE ENGELHARD       |                       | PO BOX 427          | FAR HILLS NJ         | 07931  | 35262700 8811 |
| FAR HILLS            | CONSTRUCTION INC      | P O BOX 685         | FAR HILLS N J        | 07931  | 35520200 1711 |
| THEODORA WAYNE       | T/A FAR HILLS         | BOX 192             | FAR HILLS N J        | 07931  | 36646100 7399 |
| CURTIS HANSON MEADE  | INC                   | LAKE ROAD           | FAR HILLS N J        | 07931  | 37171300 7399 |
| GREGORY WELSH        |                       | PEAPACK ROAD        | FAR HILLS N J        | 07931  | 38144400 1721 |
| GLOBAL IMPORTS INC   |                       | PO BOX 741          | FAR HILLS N J        | 07931  | 38624600 5161 |
| CREATE YOUR OWN INC  | HICKORY CORNER RD     | BOX 201A            | MILFORD N J          | 08848  | 39601100 3999 |
| TRAVEL MASTERS INC   | FAR HILLS COUNTRY     | MALL                | FAR HILLS N J        | 07931  | 39924800 4722 |

Bedminster

Bedminster

Bernards  
Bedminster

Bedminster

Bedminster

Bedminster

Milford

NEW JERSEY DEPARTMENT OF LABOR  
 DIVISION OF PLANNING AND RESEARCH  
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 FOR THE MUNICIPALITY GIVEN  
 \*\*\*\*\* MARCH 1984 DATA \*\*\*\*\*

12:18 TUESDAY, FEBRUARY 26.

----- PLANTLOC=FAR HILLS NJ -----

|               | NAME                            | SEC_NAME              | STREET                | CTYSTZP         | ACC_NO         | SIC  |
|---------------|---------------------------------|-----------------------|-----------------------|-----------------|----------------|------|
| Bedminster    | JOSEPH P WILEY JR               | T/A J B WILEY COMPANY | 454 RIVER RD          | FAR HILLS N J   | 07931 40198500 | 5084 |
|               | WELSH'S MOTOR SALES             | INC                   | DUMONT ROAD           | FAR HILLS N J   | 07931 40885200 | 5511 |
| Bedminster    | ESCO PLASTICS INC               |                       | OLD DUTCH ROAD        | FAR HILLS N J   | 07931 41294900 | 5161 |
|               | PATRICIA SUTTON                 | T/A BUTLERS PANTRY    | BOX 414               | FAR HILLS N J   | 07931 41523100 | 5411 |
|               | FAR HILLS PHARMACY              | INC                   | FAR HILLS MALL        | FAR HILLS N J   | 07931 43368000 | 5912 |
| Court         | <del>8GR040178 GC010178</del>   | FAR HILLS BOROUGH     | PO BOX 477            | FAR HILLS N J   | 07931 43889300 | 9131 |
| Court         | <del>8GR040178 GC010178</del>   | SECRETARY             | BD OF EDUCATION       | FAR HILLS N J   | 07931 43949000 | 9411 |
|               | HAIRGRAPHICS INC                |                       | ROUTE 202 & DUMONT RD | FAR HILLS N J   | 07931 44092800 | 7241 |
| Bedminster    | REDFIELD STABLES                | -CORP-                | 103 HOLLAND RD        | FAR HILLS N J   | 07931 44215800 | 0752 |
|               | KATHLEEN LAPONTE                | T/A TITLE LINES       | P O BOX 661           | FAR HILLS N J   | 07931 44569300 | 6541 |
|               | <del>19H13</del>                | ROBERT M GARDINER     | LAKE ROAD             | FAR HILLS N J   | 07931 44662200 | 8811 |
|               | EST OF L J BUCK                 | T/A BUCK PROPERTIES   | BOX 505               | MADISON NJ      | 07940 44732700 | 8811 |
|               | <del>19H13</del>                | HELEN R BUCK          | 2 SHUNPIKE ROAD       | MADISON N J     | 07940 44750400 | 8811 |
| Bedminster    | <del>19H13</del>                | C DOUGLAS DILLON      | AMERICAS ROOM 2300    | NEW YORK NY     | 10020 44783500 | 8811 |
| Bedminster    | <del>19H13</del>                | C Y CHEN              | LARGER CROSS ROAD     | FAR HILLS N J   | 07931 44852000 | 8811 |
| Bedminster    | MARJORIE S GRAFF                |                       | HIGH TIME FARM        | FAR HILLS N J   | 07931 44856500 | 8811 |
| Peapack       | <del>19H13</del>                | ROBERT W TILNEY JR    | R D #1 BOX 89         | FAR HILLS N J   | 07931 44882600 | 8811 |
| Bernards      | <del>19H13</del>                | KATHERINE CHAPIN      | OLD MINE BROOK RD     | FAR HILLS N J   | 07931 44883100 | 8811 |
| Bedminster    | <del>19H12</del>                | HUMBOLDT CORPORATION  | 921 BERGEN AVE        | JERSEY CITY N J | 07306 44935300 | 0161 |
| Bedminster    | <del>19H13</del>                | MRS LESTER W PERRIN   | BOX 364               | FAR HILLS NJ    | 07931 44944500 | 8811 |
| Bernardsville | <del>19H13</del>                | MRS PHILIP K BARTOW   | LONG LANE             | FAR HILLS N J   | 07931 45001400 | 8811 |
|               | GEDRGIE W STANLEY               |                       | LAKE ROAD             | FAR HILLS N J   | 07951 45196200 | 8811 |
| Bedminster    | GURDON W WATTLES                | 6 EAST 45TH ST        | ROOM 1101             | NEW YORK NY     | 10017 45235900 | 8811 |
| Bernardsville | <del>*NPG040178 NPRO40178</del> | FAR HILLS COUNTRY DAY | P O BOX 8             | FAR HILLS N J   | 07931 45339200 | 8211 |
|               | HAROLD F POTTS                  | T/A HAROLD POTTS      | BOX 232               | FAR HILLS N J   | 07931 45480300 | 1731 |

NEW JERSEY DEPARTMENT OF LABOR  
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12:18 TUESDAY, FEBRUARY 26,

PLANTLOC=FAR HILLS NJ

|                            | NAME                  | SEC_NAME              | STREET             | CTYSTZP        | ACC_NO         | SIC  |
|----------------------------|-----------------------|-----------------------|--------------------|----------------|----------------|------|
| Bernardsville              | HOUSATONIC VALLEY     | PAPER CO INC          | 12TH FLOOR         | JERSEY CITY NJ | 07302 45526300 | 5112 |
|                            | R C INGALLS ET AL     | T/A INGALLS & SNYDER  | 61 BROADWAY        | NEW YORK N Y   | 10006 45735100 | 6211 |
|                            | WM H SUETER & SON     | INC                   | PEAPACK RD         | FAR HILLS N J  | 07931 46286700 | 1711 |
|                            | SUN EQUITIES          | CORPORATION           | PENNBROOK ROAD     | FAR HILLS N J  | 07931 46547300 | 6711 |
|                            | JAMES P DEADY         | T/A JAMES P DEADY     | FAR HILLS CTR      | FAR HILLS N J  | 07931 47223200 | 8911 |
| Bedminster                 | VERA B SCRIBNER       |                       | LAMINGTON ROAD     | FAR HILLS N J  | 07931 47319400 | 8811 |
| Gladstone                  | WILLIAM TURNBULL      | % FERRIS CORP         | 193 MAIN ST        | GLADSTONE N J  | 07934 47396200 | 8811 |
| UK                         | PHYLLIS D COLLINS     | 1270 AVE OF THE       | AMERICAS ROOM 2300 | NEW YORK NY    | 10021 47564900 | 8811 |
|                            | ARTHUR TURNBULL       | % BARRETT ASSOCIATES  | 640 FIFTH AVE      | NEW YORK N Y   | 10019 47606300 | 8811 |
| Bedminster                 | MALCOLM S FORBES      |                       | 60 FIFTH AVE       | NEW YORK N Y   | 10011 47722500 | 8811 |
|                            | DANIEL CAHILL ET AL   | T/A THE CAHILL        | FAR HILLS CENTER   | FAR HILLS N J  | 07931 47893200 | 8911 |
| moved to Sacramento, CA    | EDWARD FREIDBERG      | T/A JEF'S             | SUITE 7            | SACRAMENTO CA  | 95825 47949000 | 7941 |
| Bernardsville              | MOIRA FILLEY          | % CUTTING OFFICES INC | RM 2534            | NEW YORK NY    | 10165 48634900 | 8811 |
|                            | KNIT SHOP INC         |                       | FAR HILLS CENTER   | FAR HILLS N J  | 07931 48686100 | 5621 |
|                            | CITRUS COUNTY LAND    | BUREAU INC            | P O BOX 97         | FAR HILLS N J  | 07931 48747800 | 6551 |
|                            | ANTHONY F PICHECA JR  | SPRING STREET         | SPRING ST          | FAR HILLS N J  | 07931 48832800 | 8111 |
| Peapack                    | COLLISTER JOHNSON     |                       | HOLLAND ROAD       | FAR HILLS N J  | 07931 48835500 | 8811 |
|                            | L V LUDLOW & CO INC   | NEW                   | MINE BROOK ROAD    | FAR HILLS N J  | 07931 48994100 | 5211 |
| Bernards                   | FAR HILLS HEATING AIR | COND & REFRIG INC     | R D 2 DOUGLAS RD   | FAR HILLS N J  | 07931 49020700 | 1711 |
| moved to Sacramento, CA    | JEANETTE FREIDBERG    | 855 HOWE AVENUE       | SUITE 7            | SACRAMENTO CA  | 95825 49093600 | 8811 |
|                            |                       |                       | N W PIERREPONT     | FAR HILLS N J  | 07931 49873600 | 8811 |
| Bernards                   | DAN BALLENTINE WELL   | DRILLING INC          | LIBERTY CORNER RD  | FAR HILLS N J  | 07931 50385700 | 1711 |
| not in town, maintain P.O. | BLACK RIVER GRAPHICS  | INC                   | RD 1 BOX 225       | FAR HILLS N J  | 07931 50850800 | 7311 |
|                            | PAUL O KOETHER        | P O BOX 56            | PENNBROOK ROAD     | FAR HILLS NJ   | 07931 50954300 | 6711 |
| Bernardsville              | AMERAN INC            | T/A AMERICAN CREDIT   | RT 202 BOX 603     | FAR HILLS N J  | 07931 51099100 | 7311 |



NEW JERSEY DEPARTMENT OF LABOR  
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12:18 TUESDAY, FEBRUARY

----- PLANTLOC=FAR HILLS NJ -----

Bedminster

Bedminster

UK

UK

Bedminster

UK

UK

Bernards

Peapack

Port Murray, NJ

| NAME                         | SEC_NAME              | STREET                | CTYSTZP          | ACC_NO         |
|------------------------------|-----------------------|-----------------------|------------------|----------------|
| ROEBICORP INC                | T/A BEDMINISTER       | P O BOX 495           | FAR HILLS N J    | 07931 61386700 |
| N BRADY                      |                       | BLACK RIVER ROAD      | FAR HILLS N J    | 07931 51864400 |
| STUYVESANT INVESTMENT CO INC |                       | 2121 MORRIS AVE       | UNION N J        | 07083 51881300 |
| SUSSEX GROUP INC             |                       | BOX 56 PENNBROOK RD   | FAR HILLS N J    | 07931 62383400 |
| TURPIN REAL ESTATE INC       |                       | PEAPACK RD            | FAR HILLS NJ     | 07931 52540100 |
| CHRISBBIE KELLER INC         | T/A FAR HILLS COUNTRY | PEAPACK RD            | FAR HILLS N J    | 07931 52585500 |
| JOHN E REEVES JR             | T/A JACK'S AUTO       | LAMINGTON RD          | FAR HILLS N J    | 07931 53219900 |
| JEFFREY W PIKE DMD           |                       | PO BOX 635            | FAR HILLS NJ     | 07931 53934800 |
| THE VIDEO GALAXY INC         |                       | ROUTE 202 NORTH       | FAR HILLS NJ     | 07931 54174200 |
| MEYER BROS                   | EXCAVATING INC        | PO BOX 423            | FAR HILLS N J    | 07931 54267900 |
| CAROL L TOKAR                |                       | BOX 532               | FAR HILLS N J    | 07931 54378000 |
| COLLOIDS NATURELS INC        | PO BOX 561            | ROUTE 202 DUMONT ROAD | FAR HILLS NJ     | 07931 54514400 |
| LEAFLAND ASSOCIATES INC      |                       | BOX 670               | BERNARDSVILLE NJ | 07924 54840700 |
| NATALIE I HARRIS &           | ELLEN W HARRIS        | 56 PENNBROOK RD       | FAR HILLS NJ     | 07931 55269200 |
| FAR HILLS PRESS INC          |                       | 345 HOBART AVENUE     | SHORT HILLS NJ   | 07078 55581900 |
| JOZSEF CZABAJSKI             | T/A LIBERTY TOOL &    | R D 2 ANNIN RD        | FAR HILLS NJ     | 07931 55849000 |
| JOSEPH DEANDREA              |                       | 1500 PARK AVE         | SO PLAINFIELD NJ | 07080 55861100 |
| MR & MRS M F DYCK            |                       | 103 HOLLAND ROAD      | FAR HILLS NJ     | 07931 56832600 |
| GALLAWAY LIVERY INC          |                       | PO BOX 463            | FAR HILLS NJ     | 07931 58133800 |

**APPENDIX C**

Revised:  
4th March 1985  
26th March 1985  
24th April 1985  
29th April 1985  
13th May 1985

ORDINANCE NO. 85-4

AN ORDINANCE AMENDING AN ORDINANCE LIMITING AND REGULATING BUILDINGS AND STRUCTURES ACCORDING TO THEIR CONSTRUCTION AND THE NATURE AND EXTENT OF THE USE OF LAND, LIMITING AND REGULATING THE DENSITY-OF POPULATION IN CONFORMITY WITH THE QUALITY OF SOILS, THE UNDERLAYNG FORMATIONS AND WATER POTENTIALS, AND FOR SAID PURPOSES DIVIDING THE BOROUGH INTO SEVERAL DISTRICTS AND REGULATING THEREIN THE AREAS OF YARDS AND OTHER OPEN SPACES AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS.

WHEREAS, the Borough of Far Hills has undertaken an in-depth study of its land and water area within the Growth Area of the State Development Guide Plan, (SDGP), and

WHEREAS, the Study has identified all vacant and unused lands within the Growth Area of SDGP, and

WHEREAS, the Study has identified all lands in the Growth Area that is within the 100-year flood plain, as delineated on flood insurance maps; and

WHEREAS, the AT&T property known as Moorland Farms is preserved by agreement between AT&T and Bedminster Township as open space in perpetuity; and

WHEREAS, the Study has identified Lot 4/7, Block 6A as the only vacant and unused site in excess of one acre located outside the 100-year flood plain, but within the SDGP; and

WHEREAS, Lot 4/7, Block 6A is the only site within the Growth Area of the SDGP suitable for Mt. Laurel housing;

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Far Hills and the County of Somerset and the State of New Jersey as follows:

Purpose

It is the intent of the TH-6.5 zone to provide a realistic opportunity for the construction of a variety of housing types and for aquisition of same by people in various income levels including housing for low and moderate income households; and to encourage the development of such low and moderate income housing by providing specific land use regulations addressing those needs. These regulations are designed to meet the mandates of Mt. Laurel II.

Use Regulations

1. Principal Permitted Uses

Dwelling, one-family

Townhouse, which is a portion of a building designed and occupied exclusively as a residence for one family and one of a group of two or more attached dwellings, placed side by side, separated by party walls, each containing one or

two stories, and each having separate front and rear or side entrances from the other and providing direct access to and from the outdoors. Public parks, playgrounds, conservation areas and municipal facilities.

Multi-family housing for low and moderate income families.

Common open space.

2. Permitted Accessory uses

Accessory Buildings

Tennis courts

Off-street parking and garages

Fences, subject to other provisions of this zoning ordinance.

Signs, subject to other provisions of this zoning ordinance.

Minimum Tract Size and Gross Density

1. The minimum tract size for the TH-6.5 Zone is 19.0 acres
2. The number of dwelling units shall be 125 of which 25 shall be low and moderate income units.

Minimum Tract Buffer

1. All development shall maintain a 25' minimum buffer to all exterior property lines and 60' buffer from Route 202. Said buffer shall be bermed or landscaped and remain unoccupied except where crossed by entrance roads of utilities. Screening shall be located in the buffer area to adequately screen from view housing in the Th-6.5 Zone from all surrounding uses.

Area, Bulk, and Yard Requirements

1. Minimum tract area - 19 acres
2. Minimum tract width - 200 feet
3. Minimum yards - Front - 85 feet from Route 202  
Sunnybranch Road - 50 feet  
Railroad - 70 feet  
Rear - 50 feet
4. Maximum building coverage - 30%
5. Maximum height - 2½ stories or 35 feet.
6. In the case of townhouses, the maximum number of attached dwelling units in one structure shall be six.

Distance Between Buildings

1. The minimum distance between buildings shall be as follows:
  - a. Windowless wall to windowless wall: 20 feet
  - b. Window wall to windowless wall: 25 feet
  - c. Window wall to window wall:
    - (1) Front to Front: 60 feet
    - (2) Rear to Rear: 40 feet
    - (3) End to End: 25 feet
  - d. Any building face to internal road or right of way: 15 feet  
except for a 2 car garage: 12 feet
  - e. Any building to common parking area: 12 feet

### Utilities

All dwelling units shall be connected to public water and adequate sanitary sewage treatment facilities.

### Minimum Off-street Parking Requirements

1. Each dwelling unit shall provide no less than 2 off-street parking spaces except 1.5 off-street parking spaces for low and moderate income housing.
2. For each 3 dwellings, one off-street parking space will be provided for guests and visitors.
3. All common off-street parking shall be located within 200 feet of the dwelling unit served.
4. Parking, driveways, and tennis courts may be permitted in the required yard areas, but not in the required buffer.

### Minimum Floor Area For Dwelling Units

1. Minimum floor area for dwelling units is as follows:
  - a. 1 bedroom: 550 square feet
  - b. 2 bedrooms: 660 square feet
  - c. 3 bedrooms: 850 square feet

### Low and Moderate Income Housing Requirements

1. Number and type of low and moderate income dwelling units required

In the TH-6.5 Zone the developer shall be required to provide 25 dwelling units to be affordable to low and moderate income households of which 4 shall be 3 bedroom units equally divided between low and moderate income families.

2. Eligibility Standard

One-half of all low income units shall meet Department of Housing and Urban Development (HUD) Section 8, or other assisted housing programs, eligibility requirements for low income and one-half shall meet HUD eligibility requirements for moderate income. The developer shall agree not to impose age restrictions upon the occupants of any low and moderate income unit.

3. Housing Cost Component

In computing eligibility, not more than 28% of the family income may be used for housing as follows:

- a. Mortgage
- b. Insurance
- c. Real Estate Taxes

The sales prices shall be set so that units shall be affordable not only by households at the ceiling income for low income households and moderate income households, respectively, but by a reasonable cross-section of households within each category.

4. Resale of Low and Moderate Income Housing

- a. All low and moderate income dwelling units within the TH-6.5 Zone shall be required to have covenants running with the land to control the resale price of for-sale units and to prohibit the renting thereof or to employ other legal mechanisms which shall be approved

by the Borough Attorney and will, in his opinion, ensure that such housing will remain affordable and available to persons of low and moderate income.

- b. The Borough and the applicant shall develop reasonable qualifications for occupants of low and moderate income housing. Borough residents and employees shall have first priority over all low and moderate income housing for a period not to exceed 90 business days from the time such units are listed for sale or resale.
- c. The developer shall formulate and implement a written affirmative marketing plan acceptable to the Borough Council. The affirmative marketing plan shall be realistically designed to ensure that low and moderate income persons of all races and ethnic groups are informed of housing opportunities in the development, feel welcome to seek to buy such housing, and have the opportunity to buy such housing. It shall include advertising and other similar outreach activities.
- d. Sales prices may be increased in accordance with the annual Metropolitan New York Regional Consumer Price Index for Housing of the department of Labor, plus reimbursements for documented monetary outlays for reasonable improvements and reasonable costs incurred in selling the unit. After 40 years, all such units may be sold without restrictions.

5. Phasing of Low and Moderate Income Housing

- a. Low and moderate income housing shall be phased in accordance with the following schedule:

| <u>Percentage of<br/>Total Market<br/>Housing Units</u> | <u>Minimum Percentage of<br/>Low and Moderate income<br/>Housing Units</u> |
|---|--|
| 25  | 0  |
| 50  | 25   |
| 75  | 75   |
| 100   | 100  |

- b. The developer may construct the first 25% of the market housing without constructing low and moderate income housing units. No certificates of occupancy shall be issued for any of the next 25% of market units until 25% of the low and moderate income housing units (of which  $\frac{1}{2}$  must be low income) shall have been issued certificates of occupancy. No certificates of occupancy shall be issued for any of the next 25% of market housing units until at least 75% of the low and moderate income housing units (of which  $\frac{1}{2}$  must be low income) have been issued certificates of occupancy. The remaining required low and moderate income housing units shall be completed and certificates of occupancy issued before certificates of occupancy are issued for any of the remaining 25% of the market housing units.
- c. Any development in the TH-6.5 Zoning District for which a site plan has been approved shall be considered a single development for purposes of this subsection, regardless of whether parts or sections are sold or otherwise disposed of to persons or legal entities other than the one which received approval. All such approvals and conditions of approvals shall run with the land. Any tracts

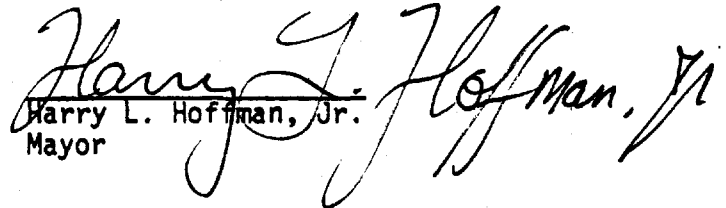
or parcels sold shall include documentation satisfactory to the Borough Attorney, setting forth the requirements of low and moderate income housing units.

6. Application

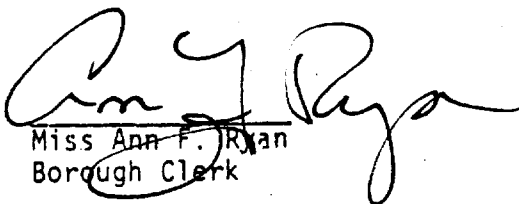
The applicant shall submit, with the application for development a narrative description of the mechanism to be used to insure that the required affordable dwelling units are sold only to low and moderate income households and that such units will continue to be occupied by low and moderate income households for a period not less than 40 years. In addition to such description, actual samples of language to be included in the nature of covenants shall be submitted. The submitted description shall detail the entity or entities responsible for monitoring the occupancy of the low and moderate income units and shall provide a detailed discussion concerning resales, permitted increase in price, pre-qualification of occupants, etc.

7. The TH-6.5 Zoning District shall consist in its entirety of Lot 4/7, Block 6A, containing 125 units of which 25 units shall be low and moderate income units, 100 shall be market units.

8. This Ordinance shall take effect as provided by law and upon issuance by the Superior Court of New Jersey of a Judgement of Compliance by the Borough of Far Hills with the Mt. Laurel II decision, and upon the filing of said Ordinance with the Somerset County Planning Board.

  
Harry L. Hoffman, Jr.  
Mayor

Attest:

  
Miss Ann F. Ryan  
Borough Clerk

Introduced: 11th March 1985  
Adopted: 13th May 1985

**APPENDIX D**



# Environmental Disposal Corporation

## BEDMINSTER FAR HILLS (BFH) PLANT

The Bedminster Far Hills S.T.P., is a 203,750 GPD facility. The design capacity for this plant was based on the following analysis:

| <u>Wastewater Source</u> | <u>Design Basis</u>   | <u>Design Flow</u> |
|--------------------------|---|--------------------|
| AT&T Long Lines:         | Square footage, Visitors Meals<br>Chiller and AVAC blowdown ..... | 98,750 GPD         |
| Far Hills Borough:       | 100 SFR* x 3.5 per/du<br>x 100 gpcpd .....                        | 35,000 GPD         |
| Bedminster Village       | 200 SFR x 3.5 per/du<br>x 100 gpcpd .....                         | 70,000 GPD         |
|                          | Total   | <u>203,750 GPD</u> |

\*SFR = Single Family Residential Units.

Following the policy of The New Jersey Department of Environmental Protection (NJDEP), the agency regulating design and operation of New Jersey's wastewater treatment plants, the amount of this plant that is "allocated" is the number of existing connections multiplied times the NJDEP accepted design basis for that connection. This bears no direct relationship to actual observed flow at the treatment plant. The reason for this is that this policy is based on the concept that once a "structure" is served one must reserve a treatment capacity for the maximum potential use of the structure.

Based upon this approach the allocated capacity of the BFH plant can be calculated as shown in the following analysis:

| <u>Wastewater Source</u> | <u>Allocation Basis</u>   | <u>Allocated Flow</u>                           |
|--------------------------|---|---|
| AT&T Long Lines:         | Square footage, Visitors Meals<br>Chiller and HVAC blowdown ..... | 98,750 GPD                                      |
| Far Hills Borough        | 110 <sup>1</sup> SFP x 3.5 per/du<br>x 100 GPCPD .....            | 38,500 GPD                                      |
| Bedminster Village       | 170 <sup>1</sup> SFR x 3.5 per/du<br>x 100 GPCPD .....            | 59,500 GPD                                      |
|                          | Total   | <u>196,750 GPD</u>                              |
| Net unallocated capacity |   | 203,750 GPD<br><u>-196,750 GPD</u><br>7,000 GPD |

**APPENDIX E**

STATE OF NEW JERSEY     )  
                                  )     ss. ;  
COUNTY OF                    )

BE IT REMEMBERED, that on \_\_\_\_\_, 1979, before me, the subscriber, An Attorney at Law of the State of New Jersey, personally appeared Mary A. Bowker, who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction that she is the Borough Clerk of the Borough of Far Hills, in the County of Somerset, one of the parties named in the within Instrument; that \_\_\_\_\_ is the Mayor of said Borough; that the execution as well as the making of this Instrument, has been duly authorized by a proper resolution of the Borough Council of the Borough of Far Hills, in the County of Somerset; that deponent well knows the seal of said Borough; and that the seal affixed to said Instrument is the proper Borough seal and was thereto affixed and said Instrument signed and delivered by said Mayor as and for the voluntary act and deed of said Borough of Far Hills, in the County of Somerset, in presence of deponent, who thereupon subscribed her name thereto as attesting witness.

\_\_\_\_\_  
Mary A. Bowker

Sworn to and subscribed  
before me the date afore-  
said.

\_\_\_\_\_  
Robert K. Hornby, An Attorney at  
Law of the State of New Jersey

Jan. 26<sup>th</sup> (Final)

THIS AGREEMENT, made this            day of            , 1979,  
by and between The Township of Bedminster in the County of  
Somerset, a municipal corporation of the State of New Jersey, here-  
inafter referred to as "the Township", and the Borough of Far Hills  
in the County of Somerset, a municipal corporation of the State of  
New Jersey, hereinafter referred to as "the Borough",

WITNESSETH THAT:

WHEREAS, the Township is the owner of a sewage treatment  
plant constructed by American Telephone and Telegraph Company,  
Long Lines Department, for its use as well as for the use of the  
Township and the Borough; and,

WHEREAS, the Township has constructed for its residents a  
sewerage collection system leading to such plant, and in so doing  
has also provided within such system sewerage lines to accommodate  
flow from within the Borough; and,

WHEREAS, the parties hereto desire to provide for the  
treatment by such plant of effluent from the sewerage system of  
the Borough upon the terms and conditions hereinafter set forth;

Now, Therefore, it is agreed by and between the parties  
hereto as follows:

1. The Borough shall be responsible for the transmission  
of its effluent from its sewerage collection system, across the  
Raritan River and properties in Bedminster Township, to connection  
with the Township's sewerage collection system on premises within  
the Township known as Lot 23 Block 35 on the Tax Map, at Manhole  
I-8A as shown on plans dated December, 1975, prepared for the Town-  
ship by Elson T. Killam & Associates, Inc. entitled "Sanitary  
Sewers Contract 1 Village of Bedminster Lateral and Interceptor  
Sewers". Such responsibility shall include acquisition of the  
necessary easements and construction of sewer lines, and the  
maintenance thereof thereafter.

2. The Borough will construct at its own expense a flow meter and chamber with appurtenances at an appropriate point so as to measure the amount of effluent flowing from the Borough into the Township collection system. Maintenance of the meter chamber shall be the responsibility of the Borough. The metering equipment therein shall be maintained by the Township and included as a general expense of operating the sewerage plant. However, should circumstances require replacement of substantially all of such metering equipment, the cost thereof shall be borne by the Borough. Replacement equipment shall be approved by the Township Sewer Plant Operator and the Township Engineer.

3. The Borough shall pay to the Township the sum of \$24000 toward the overall cost of installation of a 14-inch interceptor line heretofore constructed by the Township to accommodate the flow from the Borough; such payment to be made forthwith upon the Borough's connecting to the Township's collector system.

4. The parties hereto recognize that the sewer plant has been designed to serve the needs of three principal users: the Township, the Borough, and American Telephone and Telegraph Company, Long Lines Department; and that the expenses of operating and maintaining the plant are to be divided among such three principal users in proportion to their respective flows to the total plant flow. The Borough's flow shall be determined by the meter readings at the meter chamber hereinabove provided for, and the Borough shall pay to the Township its proportionate share of the sewer plant maintenance and operating costs at the same rate as shall be paid by the other two principal users; it being the intention of the Township to treat all users of the sewer plant on an equal and equitable basis. Such costs shall include all expenses of the administration, operation and maintenance of the plant and shall include a reserve fund for plant and equipment

replacement, budgeted in accordance with sound budgeting practices, but shall not include any costs associated with either the Township's or the Borough's operation or maintenance of their own collector systems. Capital costs not covered by the reserve fund shall be shared on the same basis as maintenance and operation costs. The balance in the reserve fund shall not exceed \$100,000 without the written consent of the parties hereto. If by reason of the requirements or the flow contribution of either the Township or the Borough, additional capital costs are incurred which are not necessitated by the requirements or flow contribution of another common user of the sewer plant, such capital costs shall be the sole responsibility of the user for whom such capital costs shall have been incurred.

5. The charges for each year shall be based upon the annual budget prepared by the Township and shall be paid quarterly by the Borough on March 1, June 1, September 1, and December 1 of each year. Any upward or downward adjustment of charges shall be made in the second quarter of each year in order to reflect the actual expenditures for the prior calendar year.

6. The Township and the Borough will have unlimited access to the meter chamber to check operations of meter and accuracy of meter records. Copies of the Township's readings will be forwarded to the Borough and the Borough will be immediately advised of any upward or downward abnormalities in the Borough's flow. Should the meter furnished by the Borough fail to operate, the billing to the Borough will be based upon its proportionate share of the total flow for such time as its meter is inoperable, as estimated and developed by the Plant Operator, using the information available from the remaining operable meters within the sewer system and any past operating history.

7. The Township will maintain accurate records and books of account on plant operation for a period of three years, as per state requirements. The Borough will have unlimited right of inspection of such records for purposes of verification.

8. The Township shall reserve in the sewer plant sufficient capacity to provide for an average flow from the Borough of 35,000 gallons per day, and the Borough agrees not to exceed this average over any consecutive seven day period. Should a higher average flow at any time occur so as to overtax the Township's sewer facility (as determined by the Township Sewer Plant Operator), the Borough shall take whatever steps are necessary in order to reduce its flow so as to reasonably assure that excessive average flow will not reoccur.

Should the Borough fail to do so within 30 days after written notice from the Township Sewer Plant Operator, a surcharge of \$250 per day shall be added to the total annual charges payable by the Borough and shall remain in effect for every day thereafter until the Borough complies with the provisions of this paragraph. Following notification from the Township and until the Borough complies with the provisions of this paragraph, the Borough shall not permit any new connections to its collector system.

9. The Borough shall take whatever steps are necessary in order to assure that all rules, regulations, and standards now or hereafter applicable to and enforceable against sewer users in the Township will also be applicable to and enforceable against sewer users in the Borough, including, but without limitation, the provisions of any Township ordinances, rules, or regulations governing the type or quality of sewage permissible in the sewerage system and the prohibitions of the use of the system for storm drains, leaders, gutters, sump pumps, or other storm water drainage. The Township's representatives shall have the right to test

sewerage within or entering the Borough's collector system in order to assure compliance with this section. Should it be found that any Township rule, regulation, or standard is not being met, the Township shall so notify the Borough Clerk. If the Borough fails to remedy any such failure within twenty-four hours of such notification, a surcharge of \$250 per day shall be added to the total annual charges payable by the Borough, and shall remain in effect so long as such non-compliance continues. Further, the Borough shall be liable to the Township for any damage to the Township plant, equipment, or sewerage system caused by sewage emanating from the Borough's sewerage system which is not in conformance with the aforementioned rules, regulations and standards of the Township.

10. Failure of the Township to notify the Borough of its non-compliance with either paragraphs 8 or 9 on one or more occasions shall not be deemed a waiver of its right to so notify the Borough at any time thereafter; nor shall such failure relieve the Borough of any of its obligations thereunder following such notification.

11. The Borough shall have the right to appoint a non-voting representative to the Sewer Advisory Committee of the Township, or any other board or body hereafter created concerning the operation and maintenance of the sewer plant. Such person shall be entitled to attend all regular and special meetings of such Committee, board or body, and shall receive all notices including notices of regular and special meetings, minutes of meetings, reports, etc. pertaining to the plant operation.

12. This agreement shall remain in full force and effect for a period of ten years from the date hereof, and shall automatically be renewed upon the same terms and conditions for an additional ten years unless either party hereto shall elect to



renegotiate. Written notice of intention to renegotiate shall be given by the governing body of either party hereto to the governing body of the other party hereto, at least one year prior to expiration of agreement or any renewal thereof. Should such renegotiations not be accomplished by agreement, the matters in controversy shall be settled by arbitration procedures as provided in the New Jersey Statutes.

In Witness Whereof, the Township and the Borough have executed this Agreement the day and year first above written.

The Township of Bedminster in the  
County of Somerset

By \_\_\_\_\_  
Paul F. Gavin, Mayor

Attest:

\_\_\_\_\_  
Frank R. Robertson, Clerk

Borough of Far Hills in the County  
of Somerset

By \_\_\_\_\_

Attest:

\_\_\_\_\_  
Mary A. Bowker, Clerk

STATE OF NEW JERSEY    )  
                                  )   ss. :  
COUNTY OF SOMERSET    )

BE IT REMEMBERED, that on \_\_\_\_\_, 1979, before me, the subscriber, An Attorney at Law of the State of New Jersey, personally appeared Frank P. Robertson, who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Township Clerk of the Township of Bedminster, in the County of Somerset, one of the parties named in the within Instrument; that Paul F. Gavin is the Mayor of said Township; that the execution as well as the making of this Instrument, has been duly authorized by a proper resolution of the Township Committee of the Township of Bedminster, in the County of Somerset; that deponent well knows the seal of said Township; and that the seal affixed to said Instrument is the proper Township seal and was thereto affixed and said Instrument signed and delivered by said Mayor as and for the voluntary act and deed of said Township of Bedminster, in the County of Somerset, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

\_\_\_\_\_  
Frank P. Robertson

Sworn to and subscribed  
before me the date afore-  
said.

\_\_\_\_\_  
Edward D. Bowlby, An Attorney  
at Law of the State of New Jersey

**APPENDIX F**

PLAINTIFFS  
 EXHIBIT  
 PS - Eud  
 10/13/78

VOGEL, CHAIT AND WACKS  
 A PROFESSIONAL CORPORATION  
 MAPLE AVENUE AT MILLER ROAD  
 MORRISTOWN, NEW JERSEY 07960  
 (201) 538-3800

ATTORNEYS FOR NORTON HERRICK and WILLIAM RICHARDS t/a HERRICK and RICHARDS,  
 General Partners

*Plaintiff*

DEPARTMENT OF HEALTH  
 STATE OF NEW JERSEY, et als

vs.

*Defendant*

CITY OF JERSEY CITY, et als.

SUPERIOR COURT OF NEW JERSEY

CHANCERY DIVISION  
 MORRIS COUNTY

*Docket No.* C-3447-67

*CIVIL ACTION*

AFFIDAVIT

STATE OF NEW JERSEY: :  
 : S.S.  
 COUNTY OF MORRIS :

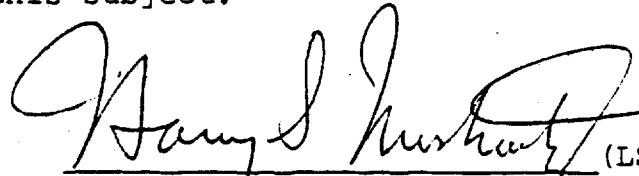
The undersigned, of full age and being duly sworn  
 according to law upon his oath, deposes and says:

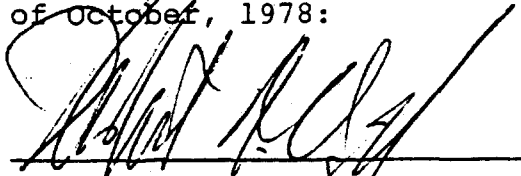
1. I have heretofore appeared as Professional Planner -  
 Expert Witness in the application of Herrick-Richards for  
 certain relief from the sewer ban in this matter relative to  
 the Townhouse Project in the Borough of Wharton known as  
 Overlook Heights at Wharton. During the course of my

testimony the Court, with the concurrence of all counsel appearing, requested that I submit a written report summarizing the survey of my findings of the population of comparable townhouse developments in Central and Northern New Jersey. In my professional judgment there will be an average of 1.71 persons in each townhouse unit at the Overlook at Wharton development. The attached Exhibit A sets forth in detail my survey and the data upon which this conclusion has been based.

2. I am available for continued questioning by the parties and the Court on this subject.

Sworn to and subscribed  
before me this 13<sup>th</sup> day  
of October, 1978:

  
\_\_\_\_\_  
Harvey S. Moskowitz (LS)

  
\_\_\_\_\_  
An Attorney at Law of N.J.

**HARVEY S. MOSKOWITZ / PP, AIP**

community planning & development consultant

EXHIBIT "A"

TO: Herbert A. Vogel, Esq.  
RE: Summary of Survey Findings; Townhouse Occupancy  
DATE: October 9, 1978

Introduction

At your request, I conducted a survey<sup>(1)</sup> of townhouse developments in central and northern New Jersey to determine the average number of persons per dwelling unit. To the extent possible, I was also asked to determine the average household size in one, two and three bedroom townhouses.

A total of nine townhouse developments containing 1,217 dwelling units were surveyed. The vast majority of units, 58 percent, were two bedroom townhouses; approximately 30 percent had three bedrooms; and the remainder, 12 percent, were one bedroom.

Survey Results

Table 1 below indicates that the average number of persons per household in all dwelling units was 2.10 persons per unit. In two bedroom units, the average number was 1.71 persons and in the three bedroom townhouses, the average was 2.68 persons.

---

(1) The survey design was prepared by Harvey S. Moskowitz, who carried out one survey. The remaining surveys were undertaken by planners under Mr. Moskowitz's supervision.

TABLE 1

Average Number of Persons per Dwelling  
in Surveyed Townhouse Developments (1978)

| Name of Development  | Location     | Number of Dwelling Units |            |            | Total \$ of Persons | Average # of Persons/Dwelling Unit |
|----------------------|--------------|--------------------------|------------|------------|---------------------|------------------------------------|
|                      |              | 1 Bed-room               | 2 Bed-room | 3 Bed-room |                     |                                    |
| 1. Union Gap         | Clinton Twp. | 142                      | 47         | -          | 294                 | 1.56                               |
| 2. Convent Mews      | Morristown   | -                        | 60         | -          | 105                 | 1.75                               |
| 3. Brookside Square  | Hillsboro    | -                        | 75         | 177        | 620                 | 2.46                               |
| 4. Chelsea Village   | Bridge-water | -                        | 126        | 7          | 275                 | 2.07                               |
| 5. Claremont Village | Hillsboro    | -                        | 76         | 23         | 200                 | 2.0                                |
| 6. Hillsboro Meadows | Hillsboro    | -                        | 60         | -          | 113                 | 1.88                               |
| 7. Hillsboro Village | Hillsboro    | -                        | 82         | 21         | 206                 | 2.0                                |
| 8. Sheffield Mews    | Sayreville   | -                        | 28         | 97         | 250                 | 2.0                                |
| 9. Kimberwick        | Hillsboro    | -                        | 156        | 40         | 490                 | 2.5                                |
| Totals:              |              | 142                      | 710        | 365        | 2,553 persons       |                                    |

Source: Consultant's Survey, 1978.

The total number of dwelling units: 1,217 dwelling units.

Average number of persons/dwelling unit: 2.10 persons.

Persons Per Dwelling Unit by Bedroom

It was possible to further break down the actual number of persons per two-bedroom dwelling unit. This was done by examining projects of one type of dwelling unit, such as Convent Mews,

or in the case of Brookside Square, by the actual number of persons in two-bedroom units. The results are tabulated in Table 2.

TABLE 2

Average Number of Persons in a Two-Bedroom Townhouse (1978)

| <u>Name of Development</u> | <u># of Two-Bedroom Units</u> | <u>Total # of Persons</u> | <u>Average # of Persons/d.u.</u>                |
|----------------------------|-------------------------------|---------------------------|---|
| Union Gap <sup>(1)</sup>   | 189                           | 294                       | 1.56  |
| Convent Mews               | 60                            | 105                       | 1.75  |
| Brookside Square           | 75                            | 146                       | 1.95  |
| Hillsboro Meadows          | <u>60</u>                     | <u>113</u>                | <u>1.88</u>                                     |
|                            | 384                           | 658                       | 1.71 persons<br>per 2-bedroom<br>dwelling unit. |

Source: Consultant's Survey; 1978.

(1) Union Gap Village has 142 one-bedroom units, all with dens. These units were classified as two-bedroom units because all the dens were on the same level as the bedrooms and were adjacent to, or across from bathrooms.

Brookside Square was the only development to have the actual number of persons in three-bedroom units. They determined that the 177, three-bedroom townhouses contained 474 persons for an average of 2.68 persons/unit.

Comparison With Previous Studies

The two major data sources of household size by housing type and bedroom are the 1970 Census' public use sample and a survey of 1,700 townhouses conducted by the Rutgers University Center for Urban Policy Research and published in 1973 in Housing Development and Municipal Costs.



The Census survey found that nationally, the average household size of two-bedroom townhouses varied from 2.15 persons per dwelling unit in the Mountain section of the Western Region to 2.98 persons in the South Atlantic section of the Southern Region. In the Northeastern Region the average number of persons per household in two-bedroom townhouses was 2.2 in the New England section and 2.63 in the Middle Atlantic section.

In Housing Development and Municipal Costs, a total of 652 two-bedroom townhouses were surveyed and the average number of persons per household was 2.675. All townhouses were in New Jersey.

#### Reasons for Discrepancies in Published Data and Current Survey

The basic reason for the apparent discrepancies in the previously published data and the current survey is due to the age of the previous data. The 1970 Census sample was taken at least eight years ago. The Rutgers study was published in 1973 and the studies completed prior to that time. These figures are at least five years old.

The 1978 survey reported in this memorandum reflects a number of national and regional trends which have resulted in a continuing decrease in family size -- from an average of 3.39 persons in 1950 to 2.9 persons in 1974. These trends include:

1. The aging of the population. From 1970 to 1977 the number of persons 65 years and older increased 18 percent while the total population increased by only 5 percent. U.S. median age is now 30.
2. Decreases in the actual number of marriages from 2,277,000 in 1958 to 2,232,000 in 1973 and increases in divorces.

3. A continuing decrease in the average number of children per family; now down to 1.9, well below the replacement level of 2.1.

4. Later marriages. In 1970 the median marrying age for males was 22.2 and for females, 20.3. By 1975, these had increased to 23.5 and 21.2 years, respectively.

5. More women in the work force. Over 50 percent of all women now work.

6. More women remaining single. In 1970, 39 percent of women 20-24 years of age were single compared to 28 percent in 1960.

These trends, coupled with the continuing increase in the cost of single-family detached housing, have resulted in an accelerating shift to alternate housing forms such as townhouses, which are more suitable and practical for smaller and single household occupancy. The current survey appears to substantiate this shift.

### Conclusion

Based on the survey results, it is my professional judgment that there would be an average of 1.71 persons in each townhouse at Overlook at Wharton. It is also my opinion that the location and construction of the recreation rooms in those units which contain them preclude their use as bedrooms. All recreation rooms are two levels away from existing bedrooms, visible from the living and dining areas, not convenient to bathrooms, contain no closets, have direct access to the patio through a sliding glass door, and contain no windows.

Some Limitation on the Use of Data

With one exception, the survey of household size was undertaken by talking to managers, superintendents, rental agents or owners. The one exception was an actual house-by-house survey of a sample of 27 units in Hillsboro Village. This sample was then used to estimate the characteristics of the 103 units in the complex.

Of the remaining eight developments, five sources either had the actual figures in hand or requested time to get the data. In the other three developments (Sheffield Mews, Claremont Village and Kimberwick), the sources freely acknowledged the figures were estimates or based on previous surveys of a limited number of units. When the informants were made aware of the need for accuracy, they all expressed opinions that the figures were accurate.

COPY

VOGEL AND CHAIT  
A Professional Corporation  
Maple Avenue at Miller Road  
Morristown, N. J. 07960  
(201) 538 3800

Attorneys for: NORION HERRICK & WILLIAM RICHARDS  
t/a HERRICK & RICHARDS, GENERAL PARTNERS

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MORRIS COUNTY

Plaintiff

DEPARTMENT OF HEALTH, STATE OF NEW JERSEY, :  
et als :

DOCKET NO. C-3447-67

vs.

CIVIL ACTION

Defendant

CITY OF JERSEY CITY, et als

AFFIDAVIT

STATE OF NEW JERSEY )  
 ) ss.:  
COUNTY OF MORRIS )

SUSAN CHAMPION, of full age, being duly sworn on her oath, deposes and  
says:

1. I am secretary to the owner of "Overlook Village" in Wharton,  
New Jersey.

2. As a part of my responsibilities, I ascertained the data as set  
forth on Exhibit B annexed hereto putting together the average amount of

water consumed by each occupied townhouse unit within Overlook Village from the date of occupancy through July 1, 1980:

3. My findings and statistical analysis reveal a water usage of 107 gallons per town house per day and an average of 59.44 gallons per person per day. The average population within the townhouses is 1.8 persons per townhouse dwelling unit.

  
SUSAN CHAMPION

Sworn and subscribed to  
before me this 1st day of  
July, 1980

CAROLANN M. SCHMID  
NOTARY PUBLIC

Notary, stamp and seal

MY COMMISSION EXPIRES  
DECEMBER 20, 1984



# OVERLOOK VILLAGE

RICHARDS &amp; HERRICK

Main Street, Wharton, New Jersey 07885

EXHIBIT "B"

OVERLOOK VILLAGE METER READING REPORT of  
AVERAGE GALLONS PER PERSON PER DAY

REVISED AND CONTINUED TO 7-1-80

| Unit # | ①<br>Date of<br>occup. | ②<br>Initial<br>met.read. | ③<br>Read.<br>7-1-80 | ④<br>Tot.hundred<br>cubic feet | ⑤<br>Tot.gals.<br>(Col.4x748) | ⑥<br>Tot.# of<br>occup.days | ⑦<br>Avg.gals.d<br>per unit |
|--------|------------------------|---------------------------|----------------------|--------------------------------|-------------------------------|-----------------------------|-----------------------------|
| 101    | 7-3-79                 | 000                       | 033                  | 33                             | 24,684                        | 364                         | 68                          |
| 102    | 7-3-79                 | 004                       | 067                  | 63                             | 47,124                        | 364                         | 129                         |
| 103    | 8-17-79                | 971                       | 012                  | 41                             | 30,668                        | 318                         | 96                          |
| 104    | 7-16-79                | 009                       | 057                  | 48                             | 35,904                        | 351                         | 102                         |
| 105    | 7-26-79                | 161                       | 200                  | 39                             | 29,172                        | 341                         | 86                          |
| 106    | unoccupied             |                           |                      |                                |                               |                             |                             |
| 107    | unoccupied             |                           |                      |                                |                               |                             |                             |
| 108    | 7-16-70                | 003                       | 090                  | 87                             | 65,076                        | 351                         | 185                         |
| 209    | 9-26-78                | 000                       | 084                  | 94                             | 70,312                        | 645                         | 109                         |
| 210    | 10-24-78               | 013                       | 055                  | 42                             | 31,416                        | 631                         | 50                          |
| 211    | 8-22-78                | 011                       | 119                  | 108                            | 80,784                        | 680                         | 119                         |
| 212    | 9-14-78                | 038                       | 185                  | 146                            | 109,208                       | 657                         | 166                         |
| 213    | 8-24-78                | 014                       | 079                  | 65                             | 48,620                        | 678                         | 72                          |
| 214    | 8-24-78                | 035                       | 168                  | 133                            | 99,484                        | 678                         | 147                         |
| 315    | 8-29-78                | 001                       | 051                  | 50                             | 37,400                        | 673                         | 56                          |
| 316    | 8-24-78                | 000                       | 093                  | 93                             | 69,564                        | 678                         | 103                         |
| 317    | 8-29-78                | 024                       | 090                  | 66                             | 49,368                        | 673                         | 73                          |
| 318    | 9-7-78                 | 025                       | 144                  | 109                            | 81,532                        | 664                         | 123                         |
| 319    | 8-22-78                | 015                       | 166                  | 151                            | 112,948                       | 678                         | 167                         |
| 320    | 10-19-78               | 000                       | 052                  | 52                             | 38,896                        | 631                         | 62                          |
| 421    | 2-16-79                | 000                       | 060                  | 60                             | 44,880                        | 501                         | 90                          |
| 422    | 2-26-70                | 000                       | 078                  | 78                             | 58,344                        | 485                         | 120                         |
| 423    | 2-15-79                | 000                       | 063                  | 63                             | 47,124                        | 502                         | 94                          |
| 424    | 2-15-79                | 000                       | 094                  | 94                             | 70,312                        | 502                         | 140                         |
| 425    | 2-15-79                | 000                       | 096                  | 96                             | 71,808                        | 502                         | 143                         |
| 426    | 2-28-79                | 000                       | 070                  | 70                             | 52,360                        | 491                         | 107                         |

RICHARDS & HERMICK

EXHIBIT "B"

| Unit # | (1)<br>Date of<br>occup. | (2)<br>Initial<br>met. read. | (3)<br>Read.<br>7-1-80 | (4)<br>Tot. hundred<br>cubic feet | (5)<br>Tot. gals.<br>(Col. 4x748) | (6)<br>Tot. # of<br>occup. days | (7)<br>Avg. gals. dy<br>per unit |
|--------|--------------------------|------------------------------|------------------------|-----------------------------------|-----------------------------------|---------------------------------|----------------------------------|
| 527    | 4-11-79                  | 999                          | 080                    | 81                                | 60,588                            | 411                             | 147                              |
| 528    | 3-15-79                  | 998                          | 037                    | 39                                | 29,172                            | 474                             | 62                               |
| 529    | 3-27-79                  | 000                          | 060                    | 66                                | 49,368                            | 462                             | 107                              |
| 530    | 3-15-79                  | 000                          | 067                    | 67                                | 50,116                            | 474                             | 106                              |
| 531    | 3-15-79                  | 000                          | 092                    | 92                                | 68,816                            | 474                             | 145                              |
| 532    | 3-15-80                  | 002                          | 112                    | 110                               | 82,280                            | 474                             | 174                              |
| 633    | 1-16-79                  | 000                          | 058                    | 58                                | 43,384                            | 531                             | 82                               |
| 634    | 1-4-79                   | 000                          | 084                    | 84                                | 62,832                            | 544                             | 116                              |
| 635    | 1-4-79                   | 000                          | 069                    | 69                                | 51,612                            | 544                             | 95                               |
| 636    | 1-5-79                   | 000                          | 066                    | 66                                | 49,368                            | 543                             | 91                               |
| 637    | 1-12-79                  | 978                          | 070                    | 92                                | 63,816                            | 536                             | 128                              |
| 638    | 1-11-79                  | 975                          | 058                    | 83                                | 62,084                            | 532                             | 117                              |
| 739    | 6-15-79                  | 000                          | 026                    | 26                                | 19,448                            | 382                             | 51                               |
| 740    | 6-15-79                  | 000                          | 040                    | 40                                | 29,920                            | 382                             | 78                               |
| 741    | 7-31-79                  | 000                          | 050                    | 50                                | 37,400                            | 326                             | 115                              |
| 742    | 7-27-79                  | 010                          | 074                    | 64                                | 47,872                            | 340                             | 141                              |
| 743    | 7-11-79                  | 000                          | 041                    | 41                                | 30,668                            | 356                             | 86                               |
| 744    | 7-3-79                   | 000                          | 035                    | 35                                | 26,180                            | 364                             | 72                               |
| 745    | 8-22-79                  | 000                          | 048                    | 48                                | 35,904                            | 314                             | 114                              |
| 746    | 6-22-79                  | 000                          | 046                    | 46                                | 34,408                            | 375                             | 92                               |
| 747    | 9-19-79                  | 000                          | 030                    | 30                                | 22,440                            | 286                             | 78                               |
| 748    | 7-11-79                  | 011                          | 077                    | 66                                | 49,368                            | 356                             | 139                              |
| 849    | 6-16-79                  | 000                          | 082                    | 82                                | 61,336                            | 383                             | 160                              |
| 850    | 6-16-79                  | 000                          | 077                    | 77                                | 57,596                            | 383                             | 150                              |
| 851    | 6-1-79                   | 000                          | 040                    | 40                                | 29,920                            | 396                             | 76                               |
| 852    | 6-22-79                  | 000                          | 048                    | 48                                | 35,904                            | 375                             | 96                               |
| 853    | 6-21-79                  | 000                          | 035                    | 39                                | 29,172                            | 376                             | 76                               |
| 854    | 9-30-79                  | 000                          | 019                    | 19                                | 14,212                            | 306                             | 46                               |
| 855    | 5-30-79                  | 000                          | 039                    | 39                                | 39,172                            | 398                             | 73                               |
| 856    | 6-15-79                  | 000                          | 058                    | 58                                | 43,384                            | 382                             | 114                              |



RICHARDS & HERRICK

EXHIBIT "B"

| Unit # | (1)<br>Date of occup. | (2)<br>Initial meter read. | (3)<br>Read 7-1-80 | (4)<br>Tot.hundred cubic feet | (5)<br>Tot.gals (Col.4x748) | (6)<br>Tot.# of occup.days | (7)<br>Avg.gals.d per unit |
|--------|-----------------------|----------------------------|--------------------|-------------------------------|-----------------------------|----------------------------|----------------------------|
| 1063   | 1-31-80               | 001                        | 028                | 27                            | 20,196                      | 152                        | 133                        |
| 1064   | 2-5-80                | 001                        | 030                | 29                            | 21,692                      | 147                        | 148                        |
| 1065   | 2-4-80                | 001                        | 031                | 30                            | 22,440                      | 148                        | 152                        |
| 1066   | 2-4-80                | 000                        | 024                | 24                            | 17,952                      | 148                        | 121                        |
| 1067   | 2-1-80                | 001                        | 016                | 15                            | 11,220                      | 151                        | 74                         |
| 1068   | 1-31-80               | 000                        | 015                | 15                            | 11,220                      | 152                        | 74                         |
| 1069   | 1-31-80               | 001                        | 010                | 9                             | 6,732                       | 152                        | 44                         |
| 1070   | 2-1-80                | 001                        | 034                | 33                            | 24,684                      | 151                        | 163                        |
|        |                       |                            |                    |                               | <u>2,855,864</u>            | <u>26,718</u>              |                            |

Average gallons per unit per day (2,855,864 ÷ 26,718) = 107

Average gallons per person per day (107 ÷ 1.8) = 59.44

( Note: 1.8 average persons per unit was arrived at by dividing 148 people living in the occupied units as of 7-1-80 by the 80 occupied units)



VOGEL, CHAIT AND WACKS  
A PROFESSIONAL CORPORATION  
MAPLE AVENUE AT MILLER ROAD  
MORRISTOWN, NEW JERSEY 07960  
(201) 538-3800

ATTORNEYS FOR NORTON HERRICK & WILLIAM RICHARDS,  
t/a HERRICK & RICHARDS, GENERAL PARTNERS

*Plaintiff*

DEPARTMENT OF HEALTH  
STATE OF NEW JERSEY, et als

vs.

*Defendant*

CITY OF JERSEY CITY, et als

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION-HUDSON COUNTY

*Docket No.* C-3447-67

*CIVIL ACTION*

AFFIDAVIT IN SUPPORT OF  
NOTICE OF MOTION FOR  
RELIEF FROM BUILDING BAN

STATE OF NEW JERSEY )  
  ) SS.:  
COUNTY OF MORRIS    )

NORTON HERRICK, of full age, being duly sworn upon his oath, deposes and says:

1. I am a General Partner in a partnership consisting of William Richards and myself, t/a Herrick and Richards, General Partners, with offices located at 20 Community Place, Morristown, New Jersey. I am fully familiar with the facts contained herein and authorized to make this Affidavit on behalf of the partnership.

2. Herrick and Richards, General Partners, was the successor in title to property in Wharton, N. J. from Norton Manor No. 2, Inc., of which William Richards and myself are principals. Norton Manor No. 2 Inc. had made application to the Court for an allocation of gallonage in order to construct 180 townhouse units on Tax Lots 25, 26 and 27, Block 7 located on North Main Street in Wharton, N.J. known as Overlook Heights at Wharton. The Court by an Order dated April 14, 1975, granted permission to Norton Manor No. 2 Inc. to utilize 22,500 gallons per day (hereinafter g.p.d.) based upon an assumed average of 250 gallons per townhouse unit per day. The Court Order thus authorized sewerage treatment service for 1/2 of the townhouse project or for 90 individual townhouse units. A reapplication for the balance of the units was anticipated at a later time.

3. The 22,500 g.p.d. allocation was comprised of 13,500 gallons taken from the allocation of the Borough of Wharton Sewerage Authority and 9,000 gallons resulting from credits received for installing water-saving devices in each toilet in each townhouse unit constructed in its project in Wharton and for the installation of such devices in every toilet in at least 240 homes in the Borough which were connected to the sewerage system.

4. Subsequently, Herrick and Richards, General Partners, conveyed the property and project to Lanid Corporation who have obtained the sewer and building permits and are now constructing the initial 90 units, based upon sewerage allocations from the Court and the sewer permits issued pursuant thereto. It is anticipated that Lanid Corporation will have completed and/or will be in a position to begin construction of the next 90 units within a reasonably short time and for that reason, this application is made to the Court at this time.

5. This application to the Court, by Herrick and Richards, General Partners, is made with the full consent and support of the present property owner, Lanid Corporation, as indicated by the Affidavit of H. Charles McNally which is being filed with these papers. Herrick and Richards have a substantial purchase money mortgage on this property under which payments of principal and interest do not begin to accrue on the land upon which the remaining 90 units are to be built until such time as sewerage allocations are available for said remaining 90 units.

6. I was involved in the original application to the Court based upon the to water-saving device which the Court ultimately accepted as a water and sewer-effluent saving method, thereby decreasing the amount of sewerage gallonage generated from a dwelling unit. Recently, I engaged in an extensive study of water-saving devices and also, the amount of gallonage actually generated from dwelling units within garden apartments and townhouses. Attached to this Affidavit as Exhibit A are the results of a study which I conducted concerning the population per apartment or townhouse unit of various apartments and townhouses most of which are in the Northern New Jersey area. This study indicates that the average number of persons occupying an apartment or townhouse dwelling unit ranges from 1.73 persons per unit to 1.98 persons per unit, averaging 1.83 persons per unit.

7. Furthermore, as a part of this study, I reviewed the water usage of various apartment and townhouse complexes, which study is attached hereto as Exhibit B. This study indicates that the total number of gallons of water usage, on the average for an apartment or townhouse, per day, is less than 150 gallons. In addition, certain gallonage of water consumption does not flow into the sewer system at all due to car washing, lawn watering,

swimming pools, drinking water, food, etc. See Exhibit C. The studies and data outlined in Exhibit demonstrate that the real average sewage effluent per day is approximately 104 gallons per townhouse unit (avg. of 1.83 persons per townhouse unit x 57 g.p.d. of sewage per person = 104 g.p.d. per townhouse unit). Moreover, the use of water-saving toilet and shower devices in each townhouse will further reduce the g.p.d. sewerage effluent.<sup>1</sup> Nevertheless, applicant recognizes that the Court would want to provide for a margin of safety, and therefore, the applicant respectfully suggests and requests that the Court utilize as the average daily gallonage generated from a townhouse the calculation of 150 g.p.d.

8. By multiplying 150 g.p.d. per unit times the 90 townhouse units to be constructed, the requested total allocation of 13,500 g.p.d. has been computed.

9. In order to achieve the availability of the 13,500 g.p.d. sought for said 90 units, I submit the following data and requests to the Court:

A. In the original application Norton Manor No. 2 Inc. was granted the allocation of 22,500 g.p.d. The applicant was charged for 250 g.p.d. average usage for each townhouse and thus, was permitted to build only 90 townhouse units under the total allocation. (22,500 g.p.d. ÷ 250 g.p.d. = 90 townhouse units) This 250 average g.p.d. usage estimate for the proposed 2-bedroom townhouse units was not based upon any specific studies since the R.V.R.S.A. had had no previous experience with townhouses and no information or data had been supplied to the Court by the Department of Environmental Protection, the R.V.R.S.A. or any

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<sup>1</sup> See Exhibit B for reduced apartment water usage after water-saving toilet devices has been installed.

other governmental unit but rather represented an assumed "guesstimate" for that Order which figure closely approximated the 300 g.p.d. that the Court had been using for single-family housing in the sewer ban cases. Of course, most single-family houses have at least double the bedrooms of these townhouse units. In order to evaluate the accuracy of the assumed 250 g.p.d. average for 2-bedroom units, I undertook the two specific studies referred to hereinabove -- one to test the population range in similar townhouse or apartment complexes (Exhibit A) and the other to determine the actual g.p.d. water consumption for those same units in which the population was ascertained (Exhibit B). As stated above, the studies show in all complexes analyzed a population average of below 2 persons per unit and the water consumption for such units is below 150 g.p.d. per unit.

(Annexed as Exhibit C, I have put together other source materials and studies made throughout the United States confirming the reasonableness -- with a substantial margin of safety -- of the 150 g.p.d. per townhouse unit figures utilized herein. These source materials are shown in Footnote 2 below.<sup>2</sup>

Therefore, the applicant seeks a credit against the previous Order of 100 gallons per unit per day or the total of 9,000 g.p.d.

---

<sup>2</sup>"U.S. Geological Survey Annual Report Fiscal Year 1976"  
"Water Resources and Pollution Control" - Harry W. Gehm and  
Jacob I. Bregman  
"Water Conservation and Waste Flow Reduction in the Home" --  
Pennsylvania State University College of Agriculture and The  
Institute for Research on Land and Water Resources  
"North Marin's Little Compendium of Water Savings Ideas" --  
North Marin County Water District  
"Southwest Water Works Journal" -- School of Eng. & Environ-  
mental Service, University of Oklahoma.

This gallonage should be credited to the applicant to be applied against the 15,000 g.p.d. requested here, leaving a net of 4,500 g.p.d. to be obtained from other sources.

B. The applicant seeks the remaining 4,500 g.p.d. based upon a program of installing water saving devices for the toilets and water-saving shower devices in 100 residential dwellings in the Borough of Wharton. The Court's previous determination in this matter was that the Aqua-Misers or similar devices saved approximately 37.5 g.p.d. per household and follow-up meter readings confirm an average savings of 33.77 g.p.d. per household. Based upon this and the additional data annexed as Exhibit B relative to water-saving toilet devices the applicant seeks only a 30 g.p.d. credit, leaving the Court a safety margin. Also, however, applicant seeks an additional credit based upon flow control shower devices which are another proven method of saving water and sewerage gallonage. Attached as Exhibit E to this Affidavit, are copies of studies and publications which establish that such flow control shower devices result in at least a 7.5 g.p.d. saving per person and a per household saving of 34 g.p.d. (See Footnote 3 below for the referred to source materials.)<sup>3</sup>

---

<sup>3</sup> Studies and letters from governmental agencies and users of Water-Saving Shower Devices.

"North Marin's Little Compendium of Water Savings Ideas" -- North Marin County Water District.

"Energy Cost Reduction for Apartment Owners and Managers" -- The Institute of Real Estate Management & The Federal Energy Administration.

"How to Save Energy in your Home" -- Kurt Vragel, P.E.  
Advertisement Excerpt - J.A. Sexauer, Inc. on shower flow control devices.

Advertisement Excerpt - American Standard on Aqua-Miser Shower Head

Advertisement Excerpt - Durex Water Saving Shower Head Restricters

Excerpt from Crest/Good Manufacturing Co., Inc. with test results from shower restricter.

News Release by Kohler Co. pertaining to shower restricter.

As a result of the installation of water-saving devices in the toilet and showers of 100 residential dwellings in the Borough of Wharton there will result in a minimum of 60 g.p.d. reduction in the sewerage flow per housefold or a decrease in the amount of gallonage entering the Rockaway Valley Regional Sewerage Authority of at least 6,000 g.p.d. (100 house x 60 g.p.d. savings per house = 6,000 g.p.d. savings). The applicant, based upon its agreement to install these water-saving devices, seeks a credit of only 4,500 gallons to be utilized in the construction of the 90 additional townhouse units on the subject property. Applicant further agrees that all the townhouses being built in this development will have said water saving devices installed in each and every toilet and shower.

D. In addition to the studies performed by me on population and water usage per townhouse unit (Exhibits A & B) as well as source materials supporting the conclusions of those studies (Exhibit C) and the information confirming the value of the water-saving devices in toilets and showers, (Exhibits D & E), I have also compiled and annexed in Exhibit F, copies of ordinances in the following municipalities which are plagued by water shortages:

- Tahoe City Public Utility District Ordinance establishing water conservation requirements
- Board of Supervisors, County of Placer, California ordinance requiring water conservation methods
- Ordinance of the County of El Dorado requiring water saving measures
- State of California requiring use of low flush toilets
- Washington Suburban Sanitary Commission Regulation, Hyattsville, Maryland requiring installation of water-saving toilets and shower heads.
- Fairfax County Virginia Plumbing Code requiring water-saving toilets and shower heads.
- Ordinance of Goleta County Water District, California requiring water saving toilets and shower heads.
- North Marin County Water District, California requiring water-saving toilets and shower heads.

These ordinances compel the installation of toilet and shower water saving devices both in new and existing buildings. This State and local legislation unmistakably demonstrates that governments which need to reduce residential water consumption have turned to these toilet and shower water saving devices as a most feasible, practical and workable means of water saving without imposing any unreasonable burden on the property owner. This method has worked throughout the United States and will work to save gallonage flow into the R.V.R.S.A. plant.

10. In summary, I respectfully request the 9,000 g.p.d. credit for the unused 100 g.p.d. per unit on the initial 90 units being constructed and the 4,500 g.p.d. credit for the installation of the additional toilet and shower water saving devices in the 100 homes resulting in a total 13,500 g.p.d. credit available for this application. In addition, I hope that the information provided in this pilot project for our County may well be helpful to the Court and/or the R.V.R.S.A. in continuing to deal with the sewer problems in our area.

  
NORTON HERRICK

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 8 DAY  
OF February 1978.



**RONALD J. MAAS**  
An Attorney At Law  
Of The State of New Jersey



EXHIBIT V

| RENTAL<br>OR<br>SALE | APARTMENT              | LOCATION        | NUMBER<br>OF<br>UNITS | NUMBER OF<br>BEDROOMS |     |    | TOTAL NUM-<br>BER OF<br>PEOPLE | AVERAGE<br>NUMBER OF PEOPLE<br>PER APT/DWELLING<br>UNIT |
|----------------------|------------------------|-----------------|-----------------------|-----------------------|-----|----|--------------------------------|---|
|                      |                        |                 |                       | 1                     | 2   | 3  |                                |   |
| Rental               | Brentwood Apts.        | Wharton, NJ     | 88                    | 44                    | 44  |    | 156                            | 1.78  |
| Rental               | Wharton Gardens        | Wharton, NJ     | 48                    | 40                    | 8   |    | 79                             | 1.85  |
| Sale                 | Convent Mews           | Morristown      | 50                    |                       | 50  |    | 105                            | 1.75  |
| Sale                 | Highpoint              | Stanhope        | 92                    | 42                    | 50  |    | 183                            | 1.98  |
| Sale                 | Sheffield Mews         | Sayreville Area | 60                    |                       | 37  | 23 | 117                            | 1.95  |
| Sale                 | Chelsea Village        | Bridgewater     | 50                    |                       | 44  | 6  | 89                             | 1.78  |
| Sale                 | Union Gap Village      | Clinton *       | 210                   |                       | 184 | 26 | 362                            | 1.73  |
| Sale                 | Stonegate              | Stanhope        | 92                    |                       |     |    | 164                            | 1.78  |
| Rental               | Fox Hill Apts at Dover | Dover           | 76                    | 58                    | 18  |    | 143                            | 1.88  |
| Rental               | Ferncrest Apts.        | Parsippany      | 194                   | 144                   | 50  |    | 358                            | 1.85  |
|                      |                        |                 |                       |                       |     |    |                                | 1.83 Average  |

\*Represents number of units sold; However, as of 11/30/77, only 167 units were occupied.

STUDY OF POPULATION PER APARTMENT OR TOWNHOUSE UNIT

EXHIBIT A

| APARTMENT AND LOCATION  | NUMBER OF UNITS | NUMBER OF PEOPLE   | TOTAL GALLONS OF WATER USED PER DAY PER APT. |           |           |           |               | 5-YEAR AVG. GALLONAGE |                   | AVER. WATER USE IN GALLONS BEFORE AFTER INSTALLATION OF WATERSAVING DEVICES |        |     |
|---|-----------------|--|--|-----------|-----------|-----------|---------------|-----------------------|-------------------|---|--------|-----|
|   |                 |  | Y/E 12/73                                    | 12/74     | 12/75     | 12/76     | 9/77(3rd Qtr) | PER DAY PER APT.      | PER DAY PER PERS. | BEFORE  | AFTER  |     |
| **FERNCREST APTS.<br>Route 10<br>Parsippany, N J                            | 1<br>2          | 194<br>358   | 137<br>74                                    | 135<br>73 | 118<br>64 | 119<br>65 | 118<br>64     | 125.4                 |                   | 136 p/apt.  | 118.33 |     |
| Fox Hill at Dover<br>Apartments<br>Dover, N.J.                              | 1<br>2          | 76<br>143  | 147<br>78                                    | 147<br>79 | 148<br>79 | 140<br>74 | 143<br>76     | 145                   |                   |   |        |     |
| Brentwood Apts.<br>Wharton, NJ  | 1<br>2          | 88<br>156  | 113<br>64                                    | 101<br>57 | 106<br>60 | 110<br>62 | 107<br>60     | 107.4                 |                   |   |        |     |
| Wharton Gardens<br>Wharton, NJ  | 1<br>2          | 48<br>79   | 131<br>80                                    | 112<br>68 | 109<br>66 | 108<br>66 | 98<br>60      | 111.6                 |                   |   |        |     |
| Union Gap Village<br>Clinton, NJ  | 167             | Nov.1 thr. Nov.30, 1977: 16,382 gals. consumed                           |  |           |           |           |               | 98                    |                   |   |        |     |
| Clinton Gardens<br>Clinton, N.J.  | 91              | 2nd Quarter 1977 information supplied by Town of Clinton Water Authority |  |           |           |           |               | 103                   |                   |   |        |     |
| Clinton Manor Apart.<br>Clinton, N.J.                                       | 91              | "  |  |           |           |           |               | 101                   |                   |   |        |     |
| ***Yorktown Square Apt.<br>2905 Charing Cross Rd.<br>Falls Church, Virginia | 331             | Test Period ranged from 1/23/73 - 10/19/73 to 1/18/74 - 10/21/74         |  |           |           |           |               |                       |                   | Total Gallons per Apt. per day  | 145    | 121 |

EXHIBIT B

TOTAL NUMBER OF GALLONS OF WATER USAGE FOR APARTMENT OR TOWNHOUSE (AVERAGE)

EXHIBIT B

\*\* water saving devices installed in Ferncrest end of 1974  
 \*\*\* water savings devices installed end of 1973

ABOVE WATER CONSUMPTION INCLUDES WATER USED FOR POOL, CAR WASHING, LAWN WATERING, ETC.