

ML - Franklin Twp

11/18/83

Report on Franklin Twp + Morris Cnty
Region

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REPORT ON FRANKLIN TOWNSHIP AND
THE MORRIS COUNTY REGION

By: Candeub, Fleissig & Associates
744 Broad Street
Newark, New Jersey 07102

November 18, 1983





**Candeub,
Fleissig and
Associates, Inc.**

Consultants in
Community
Development and
Environmental
Planning Since 1953

November 18, 1983

Thomas J. Cafferty, Esq.
McGimpsey, & Cafferty
1445 US Route 130
P.O. Box 1867
North Brunswick, NJ 08902

Re: Morris County Fair Housing Council, et al
vs. Boonton Township, et al

Dear Mr. Cafferty:

At your request, I have reviewed the question of whether Franklin Township is part of the regional entity of Morris County with reference to the considerations relating to Mount Laurel II considerations.

In my professional judgement, Franklin Township is not part of the Morris County "Region".

I have written the report that is forwarded herewith that provides the basis for my opinion.

In the appendix of this report I have enclosed a general statement of my professional qualifications. In addition to the information provided in that statement, please note that I have performed professional planning work in the State of New Jersey for over thirty years; and have directed the preparation of numerous master plan and zoning studies for municipalities throughout the northern part of state.

Sincerely yours,

CANDEUB, FLEISSIG & ASSOCIATES

Isadore Candeub, AICP, PP

IC:cmc
Enclosure

I. INTRODUCTION

A. Background

In the Mount Laurel II decision the Supreme Court reaffirmed the definition in Oakwood at Madison, Inc v. Twp. of Madison that "region" was defined as

that general area which constitutes more or less, the housing market area of which the subject municipality is a part, and from which the prospective population of the municipality would substantially be drawn, in the absence of exclusionary zoning.

The court also indicated that it was not pleased with the multiple interpretations given to the term in the various studies prepared subsequent to the Mount Laurel I decision and in designating three judges to handle subsequent cases the Court expressed the hope that "regional patterns" would emerge from such cases.

In effect, the Court has indicated that it would prefer a stable and accepted pattern of regional units distributed throughout the state that would generally reflect the objectives of the Oakwood at Madison definition without the need to re-define the regional unit as a unique territorial entity with every additional Mount Laurel case.

B. Process of Re-evaluation of "Region"

The objectives of the Court can probably be achieved through one of three processes.

The first consists of a continuation of the housing market region studies of the past and a continuing pressure by the presiding judges to establish some common boundaries within their general territories.



This process, unfortunately, has several disadvantages. It would test the patience of the court; it could take an endless amount of time; it would probably evolve into three separate sets of criteria depending upon the cases set before the court and the interpretation of the judges; and it would probably continue to contribute additional costs to the process, for both legal and technical services.

The second process might be some arbitrary designations established by the courts that would provide a definitive framework within which all fair share studies would have to conform.

This procedure also has its disadvantages. The courts would once again be viewed as "arbitrary", "dictatorial", and "abusing their powers and imposing their judgments over local jurisdictions" etc. etc.

There is a third process that will provide a satisfactory "pattern" for regional fair share designations. This process simply involves an objective and professionally valid review to:

- first, identify the basis for achieving the pattern suggested by the Supreme Court, and
- secondly, establishing that pattern on the basis of supporting technical information and concepts relating to the State of New Jersey in its entirety and to all of the counties in the State.

We do not purport to carry out these tasks in this report. However, we do intend to suggest how this might be accomplished and what the implications are for Franklin Township and Somerset County.



II. DEFINITION OF "REGION"

A. General Meaning of Term

The process of re-formulation of procedures will require a clear understanding of basic terms and the most important one is "region". Because it has become a part of every day language it now has multiple meanings and applications leading to various interpretations even by so-called experts.

In a technical context the concept of "region" falls into two primary categories.

The first concept refers to the division of a singular territorial unit into sectors of two or more "regions", the totality of which constitutes the whole, i.e. - the State of New Jersey can be divided into three regions, North, Central, and South.

The second concept is without reference to a larger whole, and is expressed as a contiguous territory designated by itself, i.e. - the New York Metropolitan Region.

Essentially, all reference to regional units fall within one of these two categories. However, some confusion arises when occasionally there is an overlap in these designations. An example of this might be the designation of the northern region of the State of New Jersey as the New Jersey Regional Sector of the New York Metropolitan Region.

Within these two primary categories there are a number of other sub-categories that should be identified since they all have relevance to the application of the concept of "region" in the State of New Jersey.



B. Types of Regional Designations as Sectors of a Totality

1. Compass Divisions

Our most common regional divisions, within the state, the nation and the world are those relating to the points of the compass. These divisions may be as simple as "north", "south" or as complex as any combination ranging from "north-east" to "southwest" may be desired. These categorizations have considerable value in being instantly recognizable territory and in many instances have social, economic and cultural connotations that are useful in ordinary conversation and in technical studies.

2. Environmental - Geological

Territorial divisions by geological reference such as coastal plains, flatlands, foothills, etc have various functional uses and are particularly relevant in a state with such diverse characteristics as the State of New Jersey.

3. Metropolitan Statistical Area Designations

The United States Census is the primary source for socio-economic data that is vital for political purposes, market research, economic development purposes, and for a large number of government agencies and private institutions. In the performance of its mission, one of its major responsibilities is the designation of metropolitan statistical areas so that its information can be properly used for purposes of comparison, projections, and interpretation for various specialized activities.



MSA designations pre-World War II were relatively easy, since they were essentially county groupings describing major cities and their immediate hinterlands. With the rapid post war dispersal of population and economic concentrations, this type of designation was found to be increasingly inadequate and even misleading. Consequently, the Census has developed new procedures relating to commutation patterns, interaction between counties, continuity of geography and infrastructure elements.

The latest revisions of the MSA designations for New Jersey was prepared in July 1983 and is shown in Plate I.

C. Non-Sector Regional Designations

We noted above that the sector type designation was applicable where a larger entity was divided into two parts or more. For purposes of definition, the non-sector regional designation is applicable where there is territorial contiguity of no less than two separate entities, i.e. - Passaic-Bergen is a regional unit.

The term "region" has been widely and loosely applied within this particular meaning of the term. For our purposes with relation to its application to Mt. Laurel II utilization, we have identified four major classifications which are noteworthy.

1. Dominance Designation

This is the traditional application for the central city-hinterland designation, i.e. - New York Region, Boston Region etc.

2. Cohesion and Interaction Designation

This designation applies to an area in which factors of geology, historic



development, economic factors and intra-structural ties generate identification as a single unit, i.e. - New England Region. In New Jersey this type of designation is particularly applicable to such areas as "Passaic-Bergen", "Union-Essex", and "Somerset-Middlesex" as regional units which are applied for many types of market studies, institutional territories and in the public press.

3. Geologic Designations

These regional designations are customarily associated with watershed areas, coastal regions and mountain ranges, i.e. - Hudson Valley Region, Connecticut River Region, Delaware Valley Region, the Appalachian Region, etc.

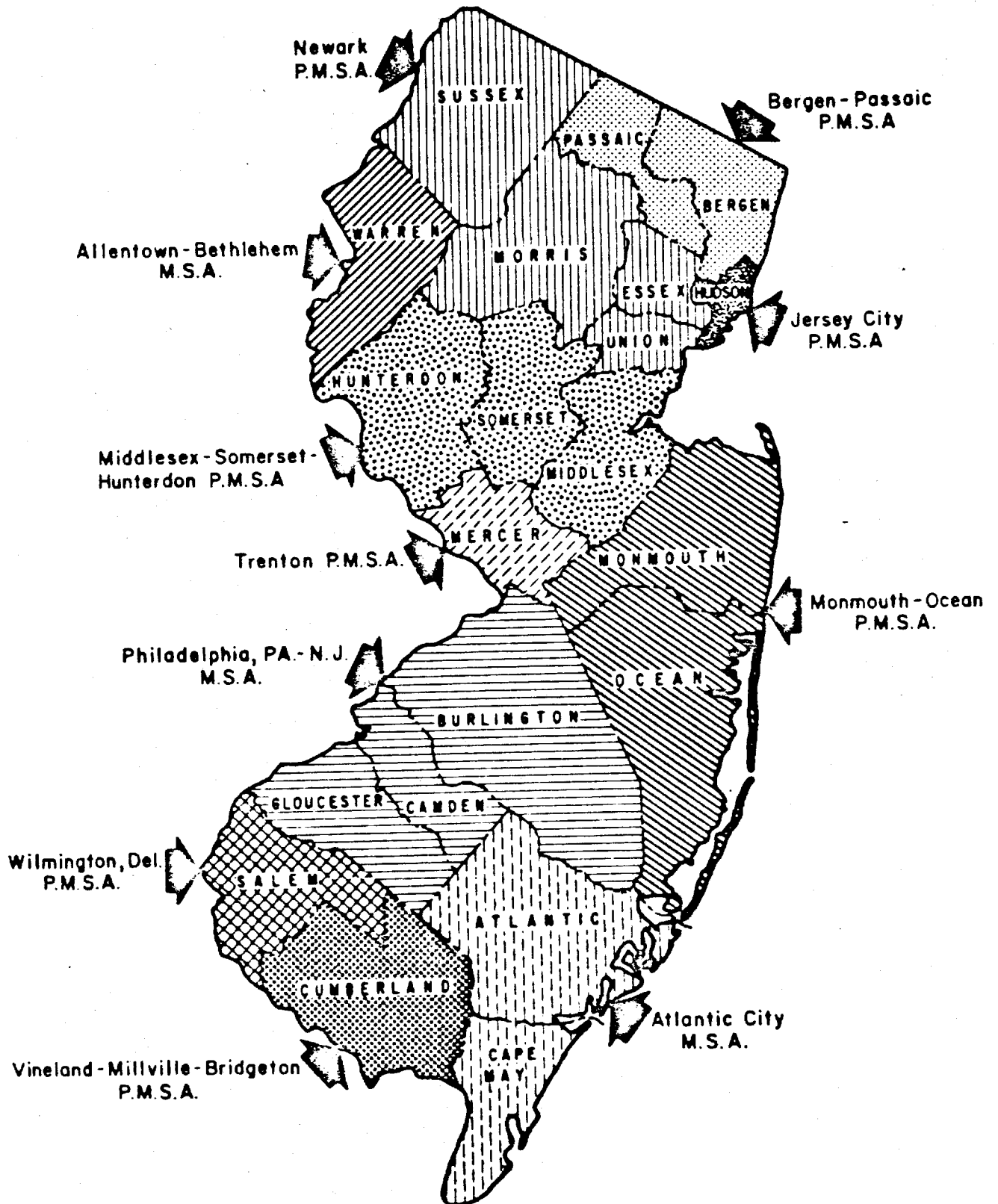
4. Functional Regions

This is the regional designation that is referred to in Mount Laurel II as the housing market area. Essentially, this is a territorial area that is specifically related to its functional source, i.e. - housing market; sales area for a regional shopping center; trucking territory for a regional wholesale distributor, etc.

The criteria for determining the size and the boundaries of this type of regional designation are function oriented and may have no relation to any of the regional designations noted above. A regional territory could be half a county in size or include five or six states.



METROPOLITAN STATISTICAL AREA DESIGNATIONS for NEW JERSEY



Prepared by the Monmouth County Planning Board

July, 1983

III. STARTING POINTS FOR NEW PATTERN

A. Re-examination of Methodologic Base

1. Present Methodology

The present methodology in determining a regional area generally starts with the municipality under study and determines a region within a thirty minute driving time. The end result of this process is a unique configuration which does not lend itself to creating a pattern for the state as a whole.

2. Selection of Sectorial Basis

In the previous chapter, three major classification types were identified as starting points for regional designations for the state as an entire unit. These were:

- compass divisions,
- environmental-geological,
- metropolitan statistical area designations.

A review of the 11 regional units designated on the MSA map (Plate I) will indicate that the Census has, in fact, incorporated both compass divisions and environmental-geologic considerations in their designations of MSA districts.

The Census, has done an excellent job in translating the extraordinary combination and interaction of natural geography, economic development and infrastructure elements in the state into cohesive regional designations. In doing so, it has established, without question, the basic framework for the new pattern of regional units requested by the Supreme Court.

B. What About Prior Regional Designations?

There are three regional designations that have been cited in various fair share studies and should, therefore, be noted. They are those of the New York Regional Planning Association, the Tri-State Regional Planning Commission and the New Jersey Division of State and Regional Planning.

As shown in Table 1, these three had different counties included in their regional designation in the norther part of the state.

The Regional Plan Association showed 14 counties, including Ocean and Mercer County as part of the New York Region.

Tri-State cut that number to 9 counties.

The New Jersey Division of State and Regional Planning cut the number to 8 counties.

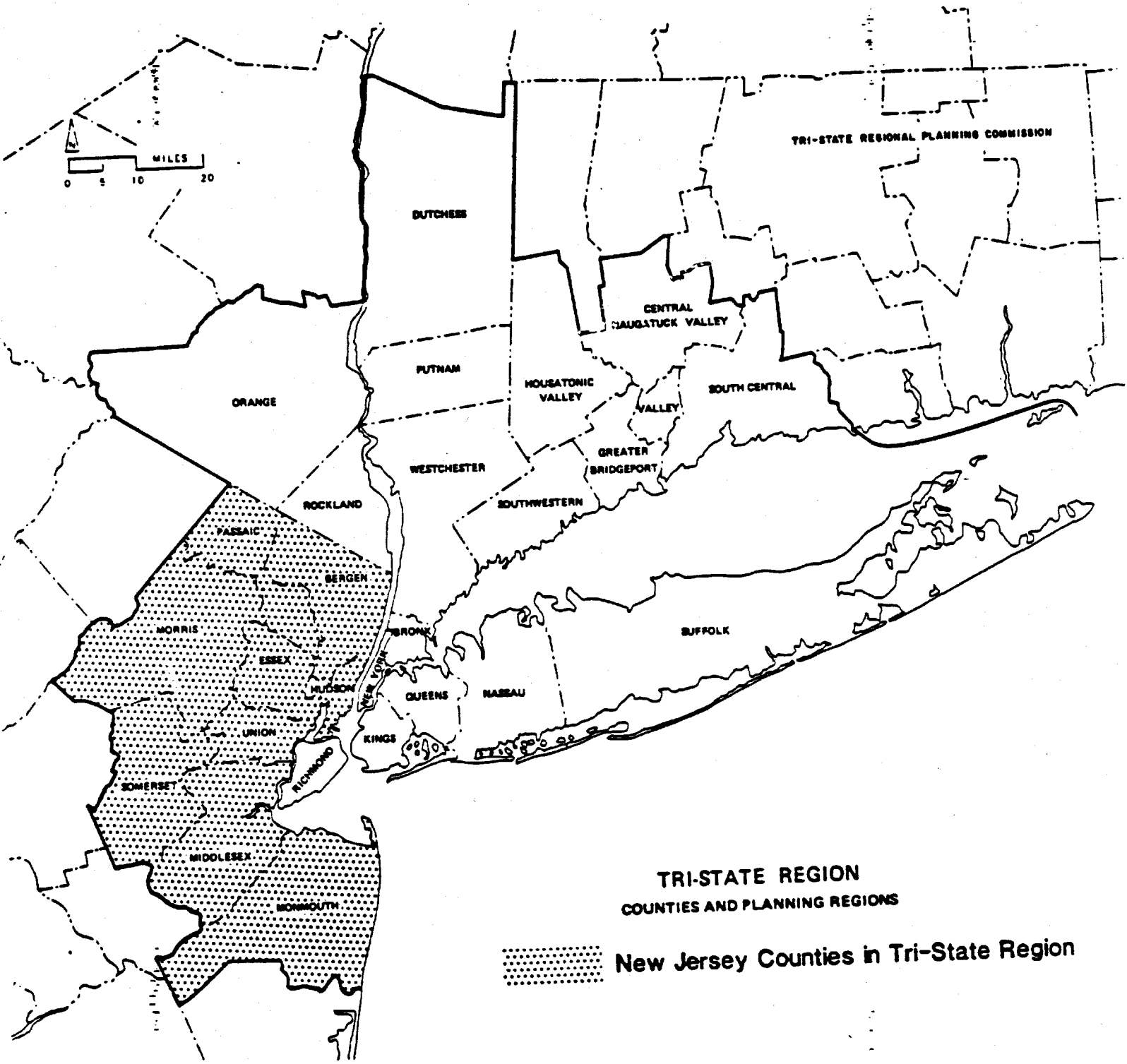
With reference to our objective to provide significant, housing market related regions throughout the state, all three designations are largely irrelevant.

The Regional Plan's orientation to New Jersey was in terms of a hinterland area consisting of several "belts" with reference to distance from the central core area. This may have had some significance to their portrayal of the New York Region but it conveyed an incomplete and inaccurate picture of the corridor development patterns emerging in New Jersey.

Tri-State had its primary focus on principal transportation arterial movements relating to New York and made little or no attempt to interpret development within its jurisdiction from a broader point of view.

THE TRI-STATE REGION

AS DEFINED BY TRI-STATE REGIONAL PLANNING COMMISSION



TRI-STATE REGION
COUNTIES AND PLANNING REGIONS

 New Jersey Counties in Tri-State Region

TABLE 1

Northern New Jersey Urban Region
Three Definitions*

Counties Included in Designated Region

<u>County</u>	<u>Regional (1) Plan Association</u>	<u>Tri State (2) Regional Planning Commission</u>	<u>N. J. Division (3) of State and Regional Planning</u>
Hudson	X	X	X
Bergen	X	X	X
Passaic	X	X	X
Essex	X	X	X
Union	X	X	X
Morris	X	X	X
Somerset	X	X	X
Middlesex	X	X	X
Monmouth	X	X	
Sussex	X		
Warren	X		
Hunterdon	X		
Mercer	X		
Ocean	X		

(1) New Jersey Portion of New York Urban Region

(2) New Jersey Portion of Tri-State Regional Planning
Region

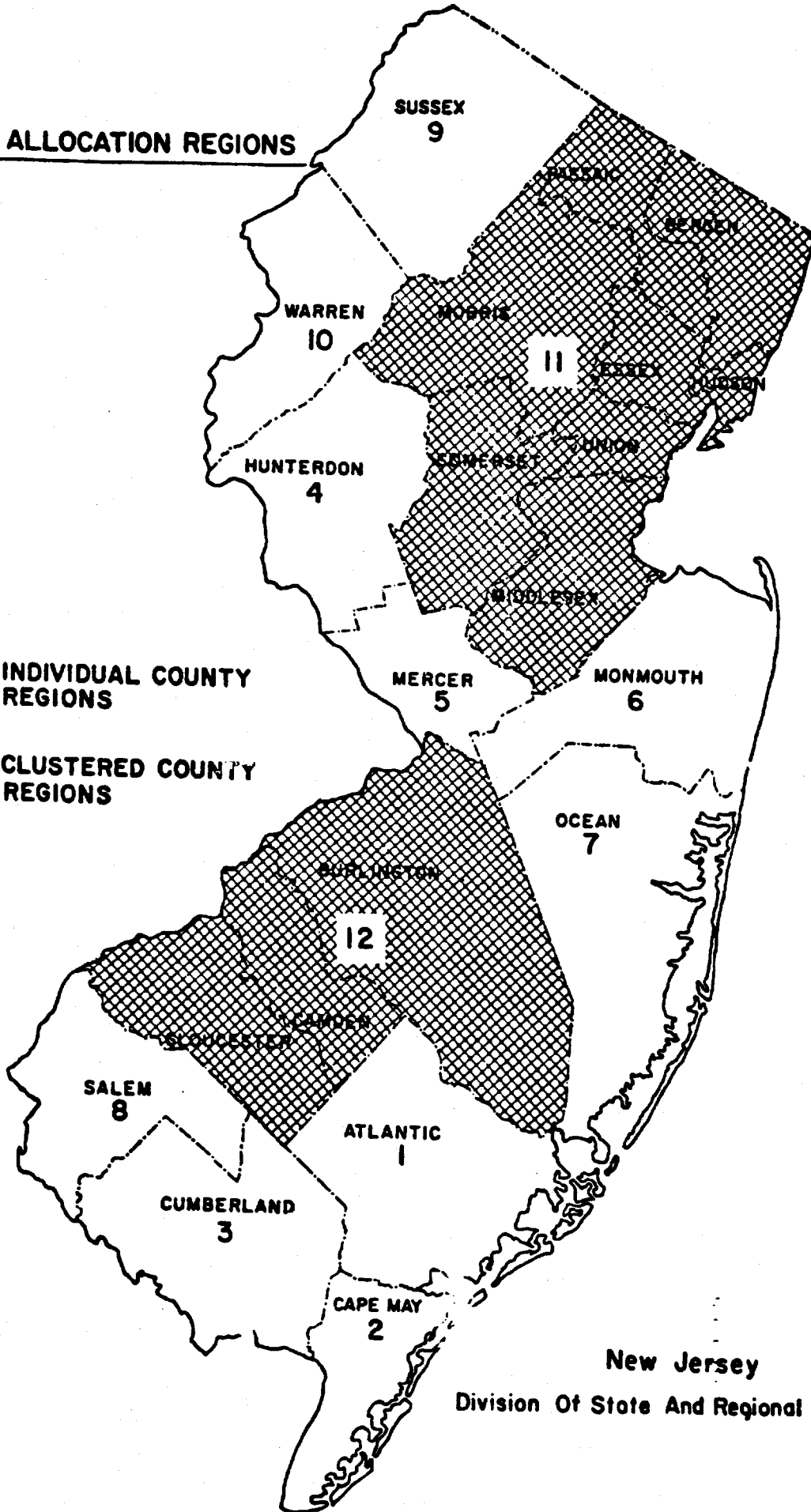
(3) Region 11



HOUSING ALLOCATION REGIONS

Scale 1:100,000

-  **INDIVIDUAL COUNTY REGIONS**
-  **CLUSTERED COUNTY REGIONS**



New Jersey
Division Of State And Regional Planning
1976

The Division of State and Regional Planning borrowed some of the conceptual framework from the Regional Plan Association and the Delaware Valley Regional Planning Commission. The result was to formulate two multi-county regional entities, one relative to New York, and the other to Philadelphia and to identify all remaining counties as separate regional entities.

C. Critical Review of Present Methodology

The prevailing method of ascertaining housing market-regional designations, as noted above, is to generally establish it in accordance with a thirty minute commutershed concept.

It is important to note that this is an arbitrary designation that was selected for common use because

- it was generally understandable to the public and the courts,
- it was a quick and inexpensive procedure,
- it was directly applicable anywhere in the state, and most important of all,
- it was acceptable to the courts.

Without detailed elaboration, housing market configuration in New Jersey are related to such multiple factors as

- job concentrations,
- major transportation corridors,
- land availability for different types of housing,



- lifestyle (i.e. - the choice between high density and low density living patterns, between rental and ownership), and
- nature of household.

Effectively, this means that a single parent, female head of a household will not ordinarily want to drive thirty minutes to work; that a young couple with two children may want to set their roots on a large acreage tract regardless of the extra distance, and; that an elderly couple may want the convenience of an apartment or a condominium close to shopping, multiple services and medical facilities.

Furthermore, this market is segmental, not undifferentiated in its movements. In the population movements of the fifties and sixties Newark households moved in large numbers to the Oranges and to Livingston; Elizabeth families to Cranford, New Providence, Chatham, Madison; New Brunswick families to North and South Brunswick, and Franklin Township.

The key point to be noted is that the present methodology, despite its simulation of technical accuracy is a surrogate for genuine market oriented studies. Its displacement by a regional network as suggested by the Supreme Court would not do violence to the concept of a market oriented region first enunciated in the Mount Laurel I decision. On the contrary, a properly designated regional pattern is more likely to reflect real world housing market patterns than the present formulation.

D. Criteria for New Pattern

As indicated above, the new regional pattern should reflect the physical, socio-economic and primary infrastructure elements in the state.

Relative to housing market factors it should also result in individual regional designations that:

1. provide for combinations of high intensity urban development and areas of potential new development i.e. - the City of Camden and Mount Laurel Township.
2. provide for regional entities where there are significant inter-relation so that all segments of that regional unit can properly be construed to be within that housing market area.

For example, a regional designation that includes both Somerset County and Bergen County clearly violates this principle. They are significantly apart not only in distance, but with regard to:

- geographic reference points in the state,
- economic concentrations,
- relation to social and cultural nodal points, and
- transportation arteries.

This pattern of regional units, if properly devised, should provide a basis for housing market deductions that will, for the most part, be equal to or superior to those derived from the present methodology.



IV. MORRIS COUNTY AND SOMERSET COUNTY

A. Morris County Eastern Linkages

Morris County has traditionally been linked to the cities of Newark and Elizabeth.

To Newark, this linkage existed and continues vis-a-vis the Bloomfield Avenue-Route 46 connection, the Mt. Pleasant Avenue-Route 10 connection, and South Orange Avenue. This was supplemented by the rail connection of the Delaware Lackawanna Line and at one time by the Morris Canal.

The historic and much used connection to Elizabeth was vis-a-vis the Morris Avenue-Route 24 corridor from downtown Elizabeth to downtown Morristown.

In recent years this linkage was further re-enforced with the now much travelled Route 280-Route 80 and Route 287 connection between the center of Newark and the center of Morristown.

B. Economic Changes

The benefits of those linkages have not been equally distributed in recent years. Morris County total employment between 1961 and 1981 went from 49,984 jobs to 161,189 for an increase of 223%. The Union County job count went from 157,044 to 231,222 for an increase of only 47%. Essex County's 1961 job count was 312,170 which declined to 303,754 by 1981 for a loss of 3%.

In the 1971 to 1981 period, Morris County employed in the F.I.R.E. category (finance, insurance and real estate), increased by 463.5%. In that same period, Essex County's percentage in that category decreased by 12.4%.



TABLE IIMORRIS COUNTYEmployment 1961-1981*

	<u>1961</u>	<u>1971</u>	<u>1981</u>	<u>Percent Change</u>		
				<u>1961- 1971</u>	<u>1971- 1981</u>	<u>1961- 1981</u>
Total covered jobs	49,984	88,317	161,189	76.7	82.5	222.5
Total Wage	NA	761,274	2,784,334			
Average Wage	NA	8,620	17,274		100.4	
<u>Jobs by Industry</u>					<u>1971-1981 % Change</u>	
Manufacturing					38.4	
Trade					66.6	
Transportation					158.0	
Comm. Utility					120.8	
Small Services					133.9	
F.I.R.E.					463.5	
Construction					17.5	
Mining, etc.					57.5	
Pv't. Sector Total					82.5	

* Candeub, Fleissig & Associates computations from data furnished by the New Jersey Department of Labor and Industry.

TABLE IIIUNION COUNTYEmployment 1961-1981*

	<u>1961</u>	<u>1971</u>	<u>1981</u>	<u>Percent Change</u>		
				<u>1961-</u> <u>1971</u>	<u>1971-</u> <u>1981</u>	<u>1961-</u> <u>1981</u>
Total covered jobs	157,044	214,492	231,222	36.6	7.8	47.2
Total Wage	NA	1,941,123	4,302,999			
Average Wage	NA	9,050	18,610		105.6	
<u>Jobs by Industry</u>					<u>1971-1981</u> <u>% Change</u>	
Manufacturing					- 8.1	
Trade					1.8	
Transportation					18.0	
Comm. Utility					- 46.2	
Small Services					83.8	
F.I.R.E.					44.5	
Construction					- 9.4	
Mining, etc.					- 13.5	
Pv't. Sector Total					7.8	

* Candeub, Fleissig & Associates computations from data furnished by the New Jersey Department of Labor and Industry.

TABLE IVESSEX COUNTYEmployment 1961-1981*

	<u>1961</u>	<u>1971</u>	<u>1981</u>	<u>Percent Change</u>		
				<u>1961- 1971</u>	<u>1971- 1981</u>	<u>1961- 1981</u>
Total covered jobs	312,170	315,754	303,754	1.1	- 3.8	- 2.7
Total Wage	NA	2,742,294	5,273,415			
Average Wage	NA	8,685	17,361		99.9	
<u>Jobs by Industry</u>					<u>1971-1981 % Change</u>	
Manufacturing					- 24.5	
Trade					- 4.8	
Transportation					- 18.9	
Comm. Utility					- 9.1	
Small Services					+ 68.5	
F.I.R.E.					- 12.4	
Construction					- 25.5	
Mining, etc.					- 9.5	
Pv't. Sector Total					- 3.8	

* Candeub, Fleissig & Associates computations from data furnished by the New Jersey Department of Labor and Industry.

C. Housing Changes, Morris, Essex and Union Counties

Housing supply changes in the three counties reflected to some degree the economic changes taking place. In the 1970 to 1980 period the sales housing supply of Essex County increased by 1.4%; Union County by 1.9%; and Morris County by 20.8%. Rental units in that same period decreased in Essex County by 2.2%; increased in Union County by 6.9%; and increased in Morris County by 17.9%.

D. Morris County-Somerset County Linkages

As previously indicated, economic development in Morris County was generally oriented to four corridors joining the county to eastern urban concentrations, Route 46, Route 10, Columbia Road-South Orange Avenue and Route 24-Morris Avenue. There were very strong barriers to extensive economic development in the southern portions of the County created by the Great Swamp area and the extensive mountainous type of terrain that circled much of the southeastern portion of the county.

This combination of economic factors and geologic conditions did not generate any need for major connections between the two counties. Until the time when Route 287 was constructed the only significant connection between the two counties was Route 202/206 running north from Sommerville and eventually connecting to Morristown via Route 202 over a very circuitous route.



TABLE V

<u>HOUSING UNIT DATA*</u>		<u>Essex</u> <u>County</u>	<u>Morris</u> <u>County</u>	<u>Union</u> <u>County</u>
1.	<u>Year-Round Housing Units</u>			
a.	Total: 1970	311,554	112,896	174,322
	1980	317,109	136,102	182,788
b.	% Change: 1970-1980	1.8	20.6	4.9
c.	Vacant year-round units: 1970	2.1	0.9	0.9
	(as % of total units) 1980	5.3	3.1	2.6
2.	<u>Owner-Occupied Year-Round Units</u>			
a.	Total: 1970	122,813	80,138	108,595
	1980	124,519	96,821	110,648
b.	% Change: 1970-1980	1.4	20.8	1.9
c.	Median value: 1970	27,500	29,200	28,100
	1980	67,200	81,500	66,900
d.	% Change: 1970-1980	144.4	179.1	138.0
e.	Vacant units: 1970	0.4	0.6	0.3
	(as % of total 1980	1.0	1.2	0.6
	owner occupied)			
3.	<u>Renter-Occupied Year-Round Units</u>			
a.	Total: 1970	179,769	29,685	62,985
	1980	175,784	34,999	67,325
b.	% Change: 1970-1980	-2.2	17.9	6.9
c.	Median contract rent: 1970	113	138	122
	1980	210	299	240
d.	% Change: 1970-1980	85.8	116.7	96.7
e.	Vacant units: 1970	3.2	1.7	2.1
	(as % of total 1980	5.0	2.7	3.0
	renter occupied)			

* Computations by Candeub, Fleissig & Associates from U.S. Census Data.

E. Middlesex-Somerset-Hunterdon Linkage

Middlesex and Somerset Counties are closely intertwined in natural geography, economic development and in major roads. These interconnections could be listed on an item by item basis but they are self-evident.

Hunterdon County is the western extension of this combination with direct linkage to Somerset County through Routes 22, 78 and 202. While the county is still largely undeveloped its future development will be on the basis of the westerly movement of economic forces from the Middlesex-Somerset connection.

F. Economic Changes - Middlesex, Somerset, and Hunterdon Counties

Table VI, VII, and VIII shows the pattern of change taking place in this corridor. Between 1961 and 1981, Middlesex County employment increased by 118%; Somerset County by 158%; and Hunterdon County by 123%.

In the 1971 to 1981 period, Middlesex County had a 42% increase; Somerset County had a 69% increase and Hunterdon County had a 56% increase.

G. Housing Supply

The changes taking place in the housing supply in these three counties reflected the increase in jobs in this region. Middlesex County had an increase of 18.5% in the 1970 to 1980 period; Somerset County a 19.8% increase; and Hunterdon County a 35.4% increase.



TABLE VIMIDDLESEX COUNTYEmployment 1961-1981*

	<u>1961</u>	<u>1971</u>	<u>1981</u>	<u>Percent Change</u>		
				<u>1961-</u> <u>1971</u>	<u>1971-</u> <u>1981</u>	<u>1961-</u> <u>1981</u>
Total covered jobs	111,767	171,556	243,547	53.5	42.0	117.9
Total Wage	NA	1,463,881	4,272,056			
Average Wage	NA	8,533	17,541		105.6	
<u>Jobs by Industry</u>					<u>1971-1981</u> <u>% Change</u>	
Manufacturing					6.7	
Trade					54.0	
Transportation					32.8	
Comm. Utility					121.3	
Small Services					184.2	
F.I.R.E.					185.0	
Construction					- 4.3	
Mining, etc.					80.3	
Pv't. Sector Total					42.0	

* Candeub, Fleissig & Associates computations from data furnished by the New Jersey Department of Labor and Industry.

TABLE VIISOMERSET COUNTYEmployment 1961-1981*

	<u>1961</u>	<u>1971</u>	<u>1981</u>	<u>Percent Change</u>		
				<u>1961-</u> <u>1971</u>	<u>1971-</u> <u>1981</u>	<u>1961-</u> <u>1981</u>
Total covered jobs	31,975	48,973	82,496	53.2	68.5	158.0
Total Wage	NA	420,634	1,471,797			
Average Wage	NA	8,589	17,841		107.7	
<u>Jobs by Industry</u>					<u>1971-1981</u> <u>% Change</u>	
Manufacturing					26.4	
Trade					35.3	
Transportation					96.9	
Comm. Utility					1235.7	
Small Services					232.6	
F.I.R.E.					179.1	
Construction					1.2	
Mining, etc.					17.5	
Pv't. Sector Total					68.5	

* Candeub, Fleissig & Associates computations from data furnished by the New Jersey Department of Labor and Industry.

TABLE VIIIHUNTERDON COUNTYEmployment 1961-1981*

	<u>1961</u>	<u>1971</u>	<u>1981</u>	<u>Percent Change</u>		
				<u>1961- 1971</u>	<u>1971- 1981</u>	<u>1961- 1981</u>
Total covered jobs	8,707	12,415	19,420	42.6	56.4	123.0
Total Wage	NA	101,714	281,183			
Average Wage	NA	8,193	14,479		76.7	
<u>Jobs by Industry</u>					<u>1971-1981 % Change</u>	
Manufacturing					18.2	
Trade					57.9	
Transportation					7.3	
Comm. Utility					- 1.8	
Small Services					232.5	
F.I.R.E.					142.0	
Construction					61.8	
Mining, etc.					165.9	
Pv't. Sector Total					56.4	

* Candeub, Fleissig & Associates computations from data furnished by the New Jersey Department of Labor and Industry.

TABLE IX

<u>HOUSING UNIT DATA</u>		<u>Middlesex County</u>	<u>Somerset County</u>	<u>Hunderdon County</u>
1.	<u>Year-Round Housing Units</u>			
a.	Total: 1970	171,563	58,152	22,066
	1980	203,377	69,695	29,881
b.	% Change: 1970-1980 1960-1980	18.5	19.8	35.4
c.	Vacant year-round units: 1970	1.1	1.0	1.4
	(as % of total units) 1980	3.3	3.3	4.6
2.	<u>Owner-Occupied Year-Round Units</u>			
a.	Total: 1970	116,152	41,664	15,660
	1980	131,622	49,096	22,145
b.	% Change: 1970-1980	13.3	17.8	41.4
c.	Median value: 1970	23,900	29,700	22,600
	1980	62,600	77,800	78,600
d.	% Change: 1970-1980	161.9	161.6	247.8
e.	Vacant units: 1980	0.8	1.3	2.0
	(as % of total owner occupied)			
3.	<u>Renter-Occupied Year-Round Units</u>			
a.	Total: 1970	51,924	15,349	5,403
	1980	65,086	18,272	6,370
b.	% Change: 1970-1980	25.3	19.0	17.9
c.	Median contract rent: 1970	128	127	101
	1980	269	281	274
d.	% Change: 1970-1980	110.2	121.3	171.3
e.	Vacant units: 1980	4.1	4.6	4.0
	(as % of total renter occupied)			

* Computations by Candeub, Fleissig & Associates from U.S. Census Data.

V. FRANKLIN TOWNSHIP - SELECTED INFORMATION

A. Location and Other Characteristics

Franklin Township is located at the eastern edge of Somerset County adjacent to New Brunswick, North Brunswick and South Brunswick. As situated, this sprawling 46 square mile community is the direct extension of the more intense development at its eastern border.

In the past, the township generally consisted of a series of separate villages set in an agricultural setting with a very limited economic base. As late as 1972 there were only 3,600 jobs in the entire municipality. With the construction of Route 287 and the expansion of its industrial area along Route 287, by 1981 it had a total of 11,342 jobs.

B. Housing

Franklin Township had an increase in its total housing supply of 23% in the 1970 to 1980 period. Unlike many other suburban communities the Township has been receptive to rental units as well as sales housing and had a total of 2,871 apartments in 1980. This represented an increase of 35% over the number in 1970.

C. Population

Franklin Township's population in 1980 was 31,358 persons. A notable feature in the U.S. Census data was the fact that of this number, 7,028 or 22% were black. This is a reflection of the close relationship between Franklin Township and the City of New Brunswick, the major urban center in this region.



TABLE X

<u>HOUSING UNIT DATA*</u>	<u>Franklin Township (Somerset Co.)</u>
<u>1. Year-Round Housing Units</u>	
a. Total: 1970	8,567
1980	10,460
b. % Change: 1970-1980	22.7
c. Vacant year-round units: 1970	0.8
(as % of total units) 1980	3.8
<u>2. Owner-Occupied Year-Round Units</u>	
a. Total: 1970	6,275
1980	7,189
b. % Change: 1970-1980	14.6
c. Median value: 1970	29,503
1980	67,900
d. % Change: 1970-1980	130.2
e. Vacant units: 1970	0.6
(as % of total 1980	1.3
owner occupied)	
<u>3. Renter-Occupied Year-Round Units</u>	
a. Total: 1970	2,132
1980	2,871
b. % Change: 1970-1980	34.7
c. Median contract rent: 1970	136
1980	311
d. % Change: 1970-1980	128.7
e. Vacant units: 1970	1.5
(as % of total 1980	6.7
renter occupied)	

* Computations by Candeub, Fleissig & Associates from U.S. Census Data.

VI. CONCLUSION

A. Franklin Township Market-Region Area

Applying typical market-region distances (30 minute drive time from the center of Franklin Township), only the southernmost tip of Morris County would fall into the Franklin Township orbit. This is an area consisting of Harding, Chatham and Passaic Townships, a considerable portion of which is in the Great Swamp National Wildlife Refuge.

To imply that all of Morris County is within the market range of Franklin Township on the basis of this very minor inclusion of land within an arbitrarily adopted radius would constitute a gross distortion of the process of defining regional units for Mount Laurel II objectives.

B. Somerset County Market Region

We agree with the objective of creating a regional pattern for the entire state to identify reasonable market-regions for the purpose of Mount Laurel II case review.

We have suggested a process to achieve that pattern based upon U.S. Census metropolitan statistical designations which are region oriented designations.

Applying those criteria, Somerset County and Morris County, while sharing a common border, fall into two distinct regions.





ISADORE CANDEUB
A.I.C.P., P. P.

POSITION: Chairman of the Executive Committee
(Principal)

TECHNICAL ROLE: Policy and methodological direction for the growth projections and socio-economic impacts analysis.

EDUCATION: 1948 - Master in City Planning, Massachusetts Institute of Technology

1947 - Graduate Studies in Urban Sociology, Columbia University, New York City

1943 - B.B.S. College of the City of New York

MEMBERSHIP: American Institute of Certified Planners, Member

National Association of Housing and Redevelopment Officials

National Council for Urban Economic Development

Urban Land Institute

Former member of Board of Directors of Greater Newark Chamber of Commerce

Former member of Board of Regents of St. Peter's College, Jersey City

Licensed as a Professional Planner in the State of New Jersey

EXPERIENCE: CANDEUB, FLEISSIG AND ASSOCIATES
1953 to Present

Mr. Candeb founded the firm of Candeb, Fleissig and Associates in 1953 and was the president of the firm for thirty years. He is presently a senior consultant with the firm.

Mr. Candeb has directed the preparation of urban renewal studies and project plans in such cities as Albany, NY; Akron, OH; Atlanta, GA; Bridgeport, CT; La Crosse, WI; Milwaukee, WI; Newark, NJ; New York, NY; Pittsfield, MA; Teaneck, NJ.

He has directed disaster reconstruction project planning in Anchorage, AL; Biloxi, Miss.; Carbondale, PA; Scranton, PA; and Wilkes Barre, PA.

Mr. Candeb directed work on the development of a number of projects on the historic Newport R.I. waterfront and other historic area studies in Albany, New York and Holyoke, Mass.

He directed major regional planning studies including the preparation of a regional land use plan for the seven county area of Northeastern Pennsylvania; a Regional Comprehensive Plan for the Bel-O-Mar Interstate Planning Commission (Wheeling, West Virginia Regional Area); and a Regional Design Study for the Tampa Bay Regional Planning Council.

Mr. Candeb has been extensively involved in environmental studies including studies and plans for Naples and West Collier County, Florida; Regional Environmental Design Studies for the Tocks Island Regional Advisory Committee of Pennsylvania and New Jersey. An Environmental Enhancement Study of the Niagara River for Erie and Niagara Regional Planning Board; and a Draft EIS for the 35 mile corridor of the proposed route I-95 in central New Jersey for the New Jersey Department of Transportation.

Mr. Candeb has directed the work of the firm in preparing major land development studies for such organizations as the Prudential Insurance Company, Fidelity Union Bank & Trust Company (of Newark, N.J.), Koppers Company (of Pittsburgh, Pa.), Consolidation Coal Corporation (Ohio), and the Royal Palm Beach Colony Corporation of Miami, Florida.

1951-1953

U.S. HOUSING AND HOME FINANCE AGENCY

Mr. Candeb was chief planner for the Northeastern Region of the Division of Slum Clearance and Urban Redevelopment where he was responsible for the review of project plans and general plans of communities requesting federal assistance.

1948-1951

Mr. Candeb prepared various planning studies for both semi-public and consulting organizations in New Jersey.

Teaching Experience:

Mr. Candeb has given lectures in planning at a number of universities. He served one year as "Visiting Critic in Planning" at New York University and presented a course in New Techniques in Planning at the New School for Social Research in New York City in 1974.

Publications:

Listed below are some of the articles that Mr. Candeb has written.

Mount Laurel II: "A Housing Development Program", one of six articles in a publication by the New Jersey State League of Municipalities on the Impact of Mount Laurel II, June 1983, Trenton, N.J.

"Redeveloping the Hudson River Waterfront", New Jersey Municipalities, March 1981.

"Newark: A New Perspective on Urban Change", in Newark - An Assessment, 1967-77, published by the New Jersey Institute of Technology in 1978;

"Municipal Options After Mount Laurel", New Jersey Municipalities, March 1977;

"Urban Design Related to Social Need", in Planning Urban Education, edited by Dennis L. Roberts, II, Englewood Cliffs, New Jersey: Educational Technology Publications, 1972.

"New Techniques in Making the General Plan" in Urban Planning in Transition, edited by Ernest Erber, New York, New York: Grossman Publishers, 1970.

"Plunder of the Countryside Must be Halted". The New York Times, Sunday, September 13, 1970.

"New Trends in Land Use and Community Design...For Tomorrow's Market", presented at National Association of Home Builders Seminar on New Directions in Land Use, Washington, D.C. November 13, 1969;

"The Multi-Building Complex", Architectural and Engineering News, Vol. 8, No. 6, June 1966.

"Small City Downtown Renewal", Journal of Housing, Vol. 20, No. 3, April 12, 1963.