

ML - Morris County Fair Housing Council

Apr. 22, 1986

v. Boonton

(Randolph)

Attachments: including A. Humbert's Procedure for
Allocation For Randolph's Under Mt. Laurel II

Pg. 61

ML 000945 Z

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APR 22 1986

STEPHEN SKILLMAN,

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

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

Civil Action
(Mt. Laurel Action)

ATTACHMENTS

ATTACHMENTS

Exhibit

A. Humbert, Procedure For Allocation For
Randolph's Fair Share of Housing Under
Mt. Laurel II (October 1983)

A

Deposition of A. Humbert (Jan. 3, 1984)
pages 52-53

B

Affidavit of Thorsten Nelson (Dec. 1983)

C

N.J. Dept. of Labor, N.J. Residential
Building Permits - 1984 Summary p. 32
(August 1985)

D

N.J. Dept. of Labor, N.J. Residential
Building Permits (various dates in 1985
and 1986)

E

Resolution of Rockaway Valley Regional
Sewerage Authority

F

N.J. Data Center, N.J Population per
Household 1970 and 1980) (1981)

G

Davis Enterprises v. Mount Laurel Muni-
cipal Utilities Authority, C-635 (Chancery
Division, Burlington County, March 8, 1983)

H

HR-1 T.D.
1-3-84
V.F.

PROCEDURE FOR ALLOCATION FOR
RANDOLPH'S "FAIR SHARE" OF HOUSING
UNDER MT. LAUREL II

OCTOBER, 1983

ADRIAN P. HUMBERT
PLANNING DIRECTOR

Introduction

Mt. Laurel II redefined a municipality's obligation to provide a realistic opportunity for a fair share of the region's present and prospective low and moderate income housing need. It redefined this obligation in terms of the State Development Guide Plan (SDGP) and whether the municipality or any portion of it lies within a "growth area" as designated by the Plan. If the municipality has, in fact, provided a realistic opportunity for the construction of its fair share of low and moderate income housing, it has met the Mount Laurel obligation.

Defining Randolph Township's Obligation

A determination of "fair share" requires the resolution of three distinct issues: (1) identifying the relevant region; (2) determining its present and prospective housing needs and; (3) allocating these needs to the Township. These issues will be addressed one at a time.

In addition to regional "fair share," the Township must also provide a realistic opportunity for decent housing for its resident poor who occupy dilapidated housing.

Identifying the Region

The term "region" and what constitutes it has been a source of debate, confusion, and bafflement among planners, geographers and regional experts for decades. The Court's decision did little or nothing, to clarify this problem. In fact, "region" without a specific yardstick or method of measure-

ment, is only a concept which can be defined in many ways. The Court, itself acknowledges this ambiguity and notes in the decision that, as cases are tried before the judges selected for each of three areas of the state, that a regional pattern would emerge and eventually establish a regional pattern for the State.

For this report, Morris County has been selected as the "region" for a number of reasons. The growth area of Randolph Township is centrally located in Morris County, making the journey-to-work at peak traffic hours to the perimeter of the County a 25-35 minute drive. The 1980 Census figures note that the mean travel time to work for Morris County residents is 25.5 minutes and for Randolph residents it is 28.3 minutes. For low income workers a trip significantly longer than this would probably not be economical due to transportation or commutation costs being disproportionate to the wages being paid. The economic cohesiveness of Morris County as the place of work for most Randolph residents is confirmed by the 1980 Census data in TABLE 1 below.

TABLE 1

Workers 16 years and over by Place of Work - Randolph Township, 1980

<u>Worked in State</u>	<u>Number</u>	<u>Percent</u>
In Morris County	6191	68.4
Outside Morris County	1855	20.5
<u>Worked Outside of State</u>	425	4.7
<u>Not Reported</u>	<u>575</u>	<u>6.4</u>
Total	9046	100.0

Source: U.S. Census, 1980.

Jobs within Morris County are the source of employment for more than two-thirds of Randolph's labor force, making the County the dominant economic base for the Township.

The use of the County as "region" also provides a standard statistical base for future monitoring of applicable data on low and moderate income housing requirements. It also is standard reference unit for future State activities in connection with the SDGP.

Determining Housing Needs

For the determination of what constitutes a "moderate income" or "low income" family, this report uses the Court suggested standards:

Low Income Families - those whose incomes are less than fifty percent of the median.

Moderate Income Families - those with no more than eighty percent or less than fifty percent of the median.

These percents were then applied to the family income statistics and statistics for unrelated individuals provided by the Census for Morris County in 1980. Table 2 is the result of this estimating procedure.

Where the percent of median income fell within a Census income group, say between \$12,500 - \$14,999, the entire group was counted within the low income category for statistical consistency.

TABLE 2

Estimate of Regional Housing Need

Morris County

<u>Moderate Income</u>	<u>Families</u>	<u>Individuals</u>
(\$15,000 - 24,999)	25,500	
(\$6,000 - 8,999)		4,700
<u>Low Income</u>		
(\$0 - 14,999)	14,800	
(\$0 - 5,999)	—	<u>11,400</u>
Totals	40,300	16,100

Median Family Income = \$29,283
Median Individual Income = \$10,736

Source: Based on U.S. Census, 1980.

The other component of need which must be addressed is that of the Township's "indigenous poor." Again, using the 1980 Census the number of these residents is estimated in TABLE 3.

TABLE 3

Estimate of Indigenous Poor - Randolph Township

	<u>Families</u>	<u>Individuals</u>
<u>Low Income</u>		
(\$0 - 17,499)	795	
(\$0 - 7,999)		317
Totals	795	317

Median Family Income = \$32,104
Median Individual Income = \$14,588

Source: Based on U.S. Census, 1980.

To determine how many of these families and persons might actually need better housing an estimate of dilapidated housing (i.e. housing which is below standard) has been made using various census indicators in TABLE 4.

TABLE 4

ESTIMATE OF DILAPIDATED UNITS - RANDOLPH TOWNSHIP

Units with:

No bathroom or only a half bath	13
No complete kitchen facilities	8
No central heat	<u>156</u>
	177

Source: U.S. Census, 1980.

Therefore, Randolph's "fair share" of low and moderate income housing is to be calculated based on a total regional need of units as follows:

		<u>Number of Units</u>
<u>Regional</u>	Moderate Income	30,200 (families + individuals)
	Low Income	26,200 (families + individuals)

<u>Local</u>	Indigenous Poor	177 (dilapidated units)

Allocating Needs to Township

The allocation of the "fair share" of regional needs for low and moderate income housing has been established with reference to the SDGP, as is required by the Mt. Laurel II decision.

A summary of the relevant statistics from the SDGP and the Township Engineer's analysis of vacant areas within the Randolph

portion of the "growth area" defined in the SDGP is presented in TABLE 5.

TABLE 5

SUMMARY OF SDGP DATA RE: GROWTH AREAS

	<u>Acres</u>
TOTAL "GROWTH AREA" STATEWIDE:	1,520,000
Developable Areas:	700,200
As percent of total:	46%
ROCKAWAY CORRIDOR "GROWTH AREA":	66,000
Developable Areas:	33,000
As percent of total corridor:	50%
LARGE VACANT PARCELS IN RANDOLPH TOWNSHIP PORTION OF R.C.G.A.:	900 ±
Developable Areas:	400 ±
As percent of vacant parcels:	45%

Sources: State Development Guide Plan and Township Engineer's Analysis of Large Vacant Parcels.

To ascertain a realistic working number for Randolph's share determination, a ratio between the Township's developable area and the Rockaway Corridor's developable area was set up as follows:

$$\frac{\text{R.T. Developable Area}}{\text{R.C. Developable Area}} = \frac{400 \text{ ac.}}{33,000} = 1.21\%$$

This percentage is then applied to the regional need figures as follows:

	<u>Families + Individuals</u>	<u>R.T. Share</u>
Moderate Income	25,500 + 4,700 (1.21)	= 365
Low Income	14,800 + 11,400 (1.21)	= 317
Indigenous Poor	(dilapidated housing)	= <u>177</u>
Gross "Fair Share" Housing Units Required		= 859

This gross requirement can then be reduced by 140 units to account for the Senior Citizen housing and family housing now being actively sought by the Township. The net fair share is thereby 719 units. At an absorption rate of about 100 units a year for these units, the Township's present and prospective need until 1990 could be met. At a construction density of 7 units per acre, 100 acres of the developable land would be consumed.

The 719 units does not include any reductions or adjustments the Township might attempt to claim because of the large number of existing garden apartments. In 1980, the Census reported a median rent of \$332 per month for renter-occupied housing in Randolph. This translates into an annual income of about \$16,000 to afford this type of rent using the rule-of-thumb standard that 25 percent of income is used for rent. It might be that some of the projected moderate income families would fit in this category. However, they would have to be small families, 2 or 3 persons, since the garden apartments are 90% one bedroom units. Rents for the larger units are considerably higher than the median reported.

The last step in this process is to apportion these 719 units by market group to get an idea of what type of dwelling unit mix would be appropriate. To estimate this, the 719 units have been apportioned proportionate to the regional need mix with the following result:

<u>Low Income</u>	<u>Number of Units</u>
Family Housing	324
Individuals	65
 <u>Moderate Income</u>	
Family Housing	187
Individuals	144

Policy Considerations

The thrust of Mt. Laurel II is that a municipality must not only remove restrictive barriers to low and moderate income housing but also must take affirmative steps or set up inducements to make the opportunity for lower income housing real. Some of the mechanisms the Court suggests are:

1. encouraging or requiring use of subsidies
2. setting aside a portion of private developments for lower income housing
3. voluntary or court-ordered tax abatement
4. zoning substantial areas for mobile homes, if it is necessary for compliance, and for other types of low cost housing
5. zoning maximum unit size regulations to keep housing units small

Randolph is presently pursuing 1. above in terms of the senior citizen and family housing sites. It is my opinion that the only realistic way to provide low income housing is through some type of subsidy, either public or private. The history of private developers being willing or able to do this does not give much reason for optimism that the Mt. Laurel II goals are attainable. Likewise, the availability of public subsidies has dried up.

For affirmative zoning techniques that the Township might follow, I feel that the conditional use approach is worth looking into. It could establish a minimum tract area consistent with the size of vacant parcels in the growth area and set varying density limitations. These limits could be established based

upon a developer providing a certain proportion of low and moderate income housing. The Court suggests a system of incentive zoning that is accomplished either through a sliding scale density bonus that increases the permitted density as the amount of lower income housing provided is increased or through a set bonus for participation in a lower income housing program.

One potentially serious problem that I foresee happening is that where the Township might rezone or permit high density housing in response to a private developer's initiative only to find when the project is built that rents or sales prices are too high to serve moderate or low income needs. The Township is then confronted with higher densities, reductions in its development standards and greater municipal services requirements but is no further along toward meeting its Mt. Laurel II obligation. To avert this type of situation, I recommend that a certification of the housing proposal be obtained from the appropriate regional Court prior to any final municipal approval. The purpose of this certification is to ensure that the Township be fully credited for any housing built as part of its "fair share."

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

MORRIS COUNTY FAIR HOUSING COUNCIL,
et al.,

Plaintiffs

-v-

CIVIL ACTION

BOONTON TOWNSHIP, et al.,

Defendants

Deposition testimony of ADRIAN HUMBERT
taken stenographically in the above-entitled matter
before Virginia Floyd, Certified Shorthand Reporter
and Notary Public of the State of New Jersey, at the
law offices of VILLORESI and JANSEN, Attorneys at
Law, 360 Hawkins Place, Boonton, New Jersey on
Tuesday, January 3, 1984, commencing at 10:00 A.M.

A P P E A R A N C E S

JOSEPH H. RODRIGUEZ, PUBLIC ADVOCATE,
Attorneys for the Plaintiffs
BY: STEPHEN M. EISDORFER, ESQ.

VILLORESI & JANSEN, ESQS.
Attorneys for the Defendants
BY: JOHN P. JANSEN, ESQ.

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609-989-9191 800-792-8880 (TOLL FREE IN N.J.)

1
2 Q Now, tell me if I'm correctly expressing
3 your thought back, because I may not be.

4 Is it your opinion that merely creating
5 the voluntary opportunity to produce higher density
6 housing isn't going to induce the private market to
7 do it, or isn't it going to induce the private
8 market to induce housing to low and moderate income
9 people?

10 A I think that the market is going to try
11 to maximize its profit in housing, and I think that
12 they will attempt to sell a housing unit for as much
13 as they can obtain for the sale of that unit, being
14 economically logical that this is what would happen,
15 and that that was the reason behind my statement.

16 Q Now, you go on and you say that the
17 conditional use approach is worth looking into.

18 What did you have in mind by that?

19 A That was one possible way, I thought,
20 might be explored to promote the construction of
21 this type of housing. Permitting as a conditional
22 use in a particular zoned districts low and moderate
23 income housing subject to it meeting various
24 criteria, governmental criteria, for that type of
25 housing as a conditional use and the prime condition

1
2 being that it be affordable by low and moderate
3 income persons.

4 Q So, in effect, the conditions on
5 approval would constrain the freedom of the
6 developer to maximize profits?

7 A Yes.

8 Q Has that concept been implemented
9 anywhere in Randolph Township?

10 A No.

11 Q In your view, if some such technique
12 was used, how many acres of land would it require to
13 provide 719 units?

14 A Using this as one.

15 Q Let's take this as the exclusive
16 technique, this conditional use technique that
17 you've described as the exclusive technique for the
18 moment.

19 You know, under realistic marketing
20 conditions, in your opinion, how many acres would
21 one have to rezone this way?

22 A 500 to 1,000.

23 Q Now, I'll ask you to look at the top of
24 page 8 where you have a list of possible mechanisms,
25 conceivable mechanisms, for providing opportunities

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335-0004
AREA CODE 201

ALFRED J. VILLORESI
~~EDWARD BUZAK~~
~~XXXXXXXXXXXXXXXXXXXX~~

December 8, 1983

JOHN P. JANSEN
STEPHEN H. SHAW
JANE M. COVIELLO
DEBRA K. DONNELLY

The Honorable Stephen Skillman, J.S.C.
Middlesex County Court House
New Brunswick, NJ 08903

Re: Morris County Fair Housing Council, et al. v.
Boonton Township, et al.
Docket No. L-6001-78 P.W.

Dear Judge Skillman:

Enclosed herewith please find an original and two
copies of Affidavits of C. Thorsten Nelson and George J.
Szatkowski on behalf of the Defendant, Township of Randolph
in the above matter.

Also enclosed is an unsigned copy of an Affidavit of
Gary C. Maillard. You will be forwarded the originally-
signed Affidavit shortly.

If you have any questions, please feel free to call.

Very truly yours,

John P. Jansen

JPJ:DLW

Enclosures

cc: Stephen Eisdorfer, Asst. Deputy Public Advocate ✓
(with enclosures)
Township of Randolph

The RVRSA also services eight other municipalities in the area.

3. In August 1968, a sewer ban was imposed upon the Township of Randolph. The ban continues at the present time.

4. Currently the RVRSA plant handles between seven and eight million gallons per day.


5. Expansion of the RVRSA is currently taking place. The anticipated date of completion is some time in 1986.

6. Expansion of the plant will increase its total daily capacity to 12 million gallons, resulting in an additional four or five million gallons per day. This additional gallonage will be shared among all nine municipalities.


7. At present, any reserve capacities of the RVRSA plant are appropriated after approval of the RVRSA and the Honorable Jacques H. Gascoyne. Reserve is appropriated on a limited basis, usually for health reasons.

8. Development in certain sections of Randolph has come to a virtual standstill due to the present impossibility of adding the necessary new sewer lines to the existing system.

9. It is expected that the 1986 additional gallonage will serve only a portion of Randolph's present need for sewers.


C. Thorsten Nelson

Sworn and Subscribed to
before me this 8th day
of December, 1983.

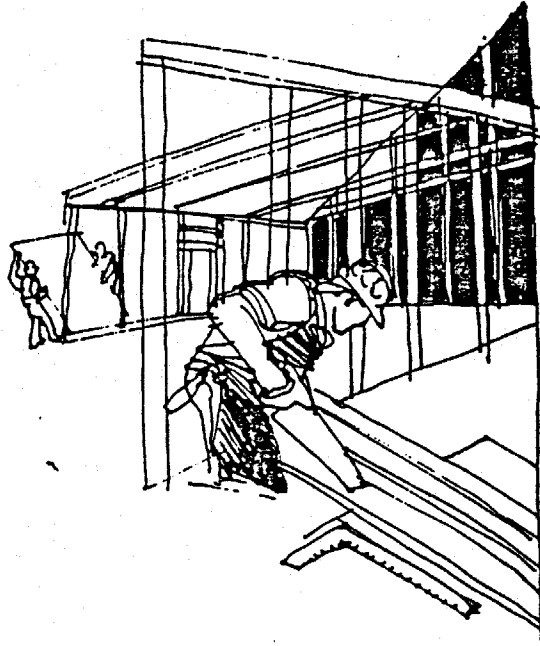


DEBRA L. WESTENBERGER
A Notary Public of New Jersey
My Commission Expires June 27, 1988

18 SEP 1985

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NEW JERSEY



Residential Building Permits

1984 SUMMARY

STATE OF NEW JERSEY
DEPARTMENT OF LABOR
DIVISION OF PLANNING & RESEARCH
OFFICE OF DEMOGRAPHIC & ECONOMIC ANALYSIS
C N 388
TRENTON, NEW JERSEY 08625-0388

August 1985

TABLE 10
 DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
 1984 ANNUAL SUMMARY FOR MUNICIPALITIES IN MORRIS COUNTY

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single	2 to 4	5 or More	1983	1984
		Family	Family	Family		
Boonton Town	41	37	4		3	0
Boonton Twp.	28	28			0	0
Butler Boro	7	3	4		0	0
Chatham Boro	12	12			0	0
Chatham Twp.	117	24		93	4	1
Chester Boro	5	5			0	0
Chester Twp.	64	64			1	4
Denville Twp.	44	44			3	0
Dover Town	79	10		69	0	0
East Hanover Twp.	45	45			0	3
Florham Park Boro	47	47			0	2
Hanover Twp.	50	50			1	4
Harding Twp.	26	26			0	0
Jefferson Twp.	100	100			0	2
Kinnelon Boro	68	68			1	0
Lincoln Park Boro	234	86	24	124	0	0
Madison Boro	69	59	2	8	3	2
Mendham Boro	59	59			0	1
Mendham Twp.	33	33			0	0
Nine Hill Twp.	25	13	12		0	1
Montville Twp.	150	145		5	1	6
Morris Twp.	166	164	2		0	2
Morris Plains Boro	18	18			2	1
Morristown Town	134	84	14	36	7	9
Mountain Lakes Boro	2	2			1	1
Mt. Arlington Boro	5	5			0	0
Mt. Olive Twp.	76	76			4	2
Netcong Boro	13	5	8		0	0
Parsippany-Troy Hills Twp.	70	64		6	8	5
Passaic Twp.	69	63	6		0	0
Pequannock Twp.	18	18			2	1
Randolph Twp.	107	107			2	8
Riverdale Boro	3	3			0	0
Rockaway Boro	5	5			1	0
Rockaway Twp.	88	40		48	0	0
Roxbury Twp.	120	120			3	5
Victory Gardens Boro	0				0	0
Washington Twp.	232	232			0	1
Wharton Boro	4	2	2		0	0
Total	2,433	1,966	78	389	47	61

Barneget Twp.
 Barneget Light Bc
 Bay Head Boro
 Beach Haven Boro
 Beachwood Boro
 Berkeley Twp.

Brick Twp.
 Dover Twp.
 Eagleswood Twp.
 Harvey Cedars Bor
 Island Heights Bc
 Jackson Twp.

Lacey Twp.
 Lakehurst Boro
 Lakewood Twp.
 Lavallette Boro
 Little Egg Harbor
 Long Beach Twp.

Manchester Twp.
 Mantoloking Boro
 Ocean Twp.
 Ocean Gate Boro
 Pine Beach Boro
 Plumsted Twp.

Point Pleasant Bo
 Point Pleasant Be
 Seaside Heights B
 Seaside Park Boro
 Ship Bottom Boro
 South Toms River

Stafford Twp.
 Surf City Boro
 Tuckerton Boro

Total

RESIDENTIAL BUILDING PERMITS

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17 JUN 1985

STATE OF NEW JERSEY

THOMAS H. KEAN
GovernorCHARLES SERRAINO
Commissioner

Data for February 1985

Prepared in April 1985

Planned homebuilding in New Jersey slowed somewhat in February. The number of dwelling units authorized by building permits for the month totaled 1,865. Although down somewhat from a very strong January level, planned units in February 1985 were about 300 above the February 1984 total. Single-family construction accounted for over 72% of the current month's total, while about 20% of the permits issued were for apartment units.

January and February are usually considered "slow" months for homebuilding activity. Still, the year-to-date total of 4,298 units was note-

worthy because it was 46.7% above the number of authorizations registered for the same period one year ago. All types of private-unit construction realized gains over the period, with three- or four-family units showing the greatest increase.

Geographically, all but 3 of the state's 21 counties reported equal or higher levels of activity for the first two months of 1985 compared to the same period of 1984. Middlesex, Ocean, Monmouth, and Cape May Counties recorded exceptionally strong starts this year.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS THE STATE OF NEW JERSEY

Type of Construction	1 FEBRUARY 1985	2 JANUARY 1985	Year to Date ³		
			1985	1984	% Change
Total Dwelling Units Authorized	1,865	2,433	4,298	2,929	+ 46.7
Private units	1,865	2,433	4,298	2,929	+ 46.7
Single family	1,345	1,665	3,010	1,832	+ 64.3
Two family	132	148	280	270	+ 3.7
Three or four family	17	101	118	32	+268.8
Five or more family	371	519	890	795	+ 11.9
Public units	0	0	0	0	-
Estimated Cost of Residential Construction (000's)	\$121,879	\$151,945	\$273,824	\$194,738	+ 40.6
New residential buildings	\$100,381	\$129,185	\$229,566	\$159,450	+ 44.0
Additions and alterations	\$ 21,498	\$ 22,760	\$ 44,258	\$ 35,288	+ 25.4

¹Based on reports received from 431 of 567 municipalities

²Based on reports received from 396 of 567 municipalities

³Does not include late reports

FEBRUARY 1985

Municipality	Dwelling Units	Municipality	Dwelling Units	Municipality	Dwelling Units
MONMOUTH COUNTY (Cont'd)		MORRIS COUNTY		OCEAN COUNTY	
Freehold	0	Boonton	0	Barneget Twp.	*
Freehold Twp.	1	Boonton Twp.	0	Barneget Light	1
Hazlet Twp.	1	Butler	0	Bay Head	0
Highlands	0	Chatham	*	Beach Haven	2
Holmdel Twp.	15	Chatham Twp.	1	Beachwood	3
Howell Twp.	18	Chester	0	Berkeley Twp.	*
Interlaken	0	Chester Twp.	1	Brick Twp.	16
Keansburg	2	Denville Twp.	6	Dover Twp.	15
Keyport	*	Dover	0	Eagleswood Twp.	0
Little Silver	*	East Hanover Twp.	1	Harvey Cedars	4
Loch Arbour Vil.	0	Florham Park	1	Island Heights	0
Long Branch	0	Hanover Twp.	2	Jackson Twp.	29
Manalapan Twp.	31	Harding Twp.	0	Lacey Twp.	21
Manasquan	0	Jefferson Twp.	8	Lakehurst	0
Marlboro Twp.	0	Kinnelon	4	Lakewood Twp.	3
Matawan	2	Lincoln Park	0	Lavallette	2
Middletown Twp.	12	Madison	3	Little Egg Harbor Twp.	5
Millstone Twp.	2	Mendham	0	Long Beach Twp.	8
Monmouth Beach	2	Mendham Twp.	0	Manchester Twp.	54
Neptune Twp.	24	Mine Hill Twp.	0	Mantoloking	0
Neptune City	0	Montville Twp.	4	Ocean Twp.	4
Ocean Twp.	6	Morris Twp.	2	Ocean Gate	*
Oceanport	0	Morris Plains	2	Pine Beach	*
Red Bank	0	Morristown	70	Plumsted Twp.	5
Roosevelt	0	Mountain Lakes	*	Point Pleasant	26
Rumson	0	Mt. Arlington	0	Point Pleasant Beach	2
Sea Bright	*	Mt. Olive Twp.	6	Seaside Heights	0
Sea Girt	*	Netcong	*	Seaside Park	3
Shrewsbury	*	Parsippany-Troy		Ship Bottom	2
Shrewsbury Twp.	0	Hills Twp.	1	South Toms River	0
South Belmar	*	Passaic Twp.	13	Stafford Twp.	20
Spring Lake	*	Pequannock Twp.	*	Surf City	1
Spring Lake Heights	0	Randolph Twp.	10	Tuckerton	0
Tinton Falls	165	Riverdale	*	PASSAIC COUNTY	79
Union Beach	0	Rockaway	0	Bloomington	*
Upper Freehold Twp.	0	Rockaway Twp.	1	Clifton	*
Wall Twp.	4	Roxbury Twp.	4	Haledon	*
West Long Branch	*	Victory Gardens	*	Hawthorne	*
		Washington Twp.	4	Little Falls Twp.	0
		Wharton	0		

See footnotes at end of tables.

RESIDENTIAL BUILDING PERMITS

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12 JUL 1985

STATE OF NEW JERSEY

THOMAS H. KEAN
Governor

CHARLES SERRAINO
Commissioner

Data for March 1985

Prepared in May 1985

Planned homebuilding in New Jersey was up in March 1985. The number of dwelling units authorized by building permits for the month totaled 2,937, an increase of nearly 1,100 from February. This was the highest March figure since 1974 when 3,401 new units were authorized.

During the first quarter of 1985 a total of 7,235 dwelling units were approved for construction statewide, approximately 39% above the comparative 1984 figure.

Based on three months of data, the state's leading centers of homebuilding in 1985 were Middlesex County with 1,149 authorized units, Ocean County with 863, Monmouth County with 701 units, and Cape May County with 484 units. Overall, 15 of New Jersey's 21 counties reported equal or higher levels of activity for the first quarter of 1985 compared to the same period of 1984.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS THE STATE OF NEW JERSEY

Type of Construction	MARCH 1985	FEBRUARY 1985	Year to Date ³		
			1985	1984	% Change
Total Dwelling Units Authorized	2,937	1,865	7,235	5,207	+ 38.9
Private units	2,937	1,865	7,235	5,207	+ 38.9
Single family	1,920	1,345	4,930	3,437	+ 43.4
Two family	190	132	470	412	+ 14.1
Three or four family	88	17	206	108	+ 90.7
Five or more family	739	371	1,629	1,250	+ 30.3
Public units	0	0	0	0	-
Estimated Cost of Residential Construction (000's)	\$217,129	\$121,879	\$490,953	\$342,417	+ 43.4
New residential buildings	\$182,453	\$100,381	\$412,019	\$281,155	+ 46.5
Additions and alterations	\$ 34,676	\$ 21,498	\$ 78,934	\$ 61,262	+ 28.8

¹Based on reports received from 412 of 567 municipalities.

²Based on reports received from 431 of 567 municipalities.

³Does not include late reports

Source: N.J. Department of Labor

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS NEW JERSEY MUNICIPALITIES

MARCH 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
ABERDEEN TWP.	4	FARMINGDALE BORO	0	MANASQUAN BORO	1	SEA GIRT BORO	*
ALLENHURST BORO	*	FREEHOLD BORO	0	MARLBORO TWP.	56	SHREWSBURY BORO	0
ALLENTOWN BORO	0	FREEHOLD TWP.	2	MATAWAN BORO	2	SHREWSBURY TWP.	*
ASBURY PARK CITY	*	HAZLET TWP.	1	MIDDLETOWN TWP.	10	SOUTH BELMAR BORO	*
ATLANTIC HIGHLANDS BORO	1	HIGHLANDS BORO	0	MILLSTONE TWP.	1	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	18	MONMOUTH BEACH BORO	0	SPRING LAKE HEIGHTS BORO	0
BELMAR BORO	*	HOWELL TWP.	51	NEPTUNE TWP.	0	TINTON FALLS BORO	9
BRADLEY BEACH BORO	0	INTERLAKEN BORO	*	NEPTUNE CITY BORO	0	UNION BEACH BORO	1
BRIELLE BORO	1	KEANSBURG BORO	2	OCEAN TWP.	7	UPPER FREEHOLD TWP.	1
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	1	WALL TWP.	12
DEAL BORO	*	LITTLE SILVER BORO	*	RED BANK BORO	*	WEST LONG BRANCH BORO	*
EATONTOWN BORO	1	LOCH ARBOUR VIL.	*	ROOSEVELT BORO	1		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	13	RUMSON BORO	2		
FAIR HAVEN BORO	1	MANALAPAN TWP.	29	SEA BRIGHT BORO	*		
MORRIS COUNTY							
BOONTON TOWN	3	FLORHAM PARK BORO	1	MONTVILLE TWP.	13	PEQUANNOCK TWP.	*
BOONTON TWP.	5	HANOVER TWP.	4	MORRIS TWP.	18	RANDOLPH TWP.	*
BUTLER BORO	0	HARDING TWP.	13	MORRIS PLAINS BORO	7	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	9	MORRISTOWN TOWN	24	ROCKAWAY BORO	0
CHATHAM TWP.	0	KINNELON BORO	4	MOUNTAIN LAKES BORO	*	ROCKAWAY TWP.	5
CHESTER BORO	0	LINCOLN PARK BORO	0	MT. ARLINGTON BORO	*	ROXBURY TWP.	7
CHESTER TWP.	5	MADISON BORO	*	MT. OLIVE TWP.	8	VICTORY GARDENS BORO	*
DENVILLE TWP.	5	MENDHAM BORO	4	NETCONG BORO	*	WASHINGTON TWP.	9
DOVER TOWN	*	MENDHAM TWP.	6	PARSIPPANY-TROY HILLS TWP.	6	WHARTON BORO	0
EAST HANOVER TWP.	0	MINE HILL TWP.	0	PASSAIC TWP.	1		
OCEAN COUNTY							
BARNEGAT TWP.	*	HARVEY CEDARS BORO	0	MANCHESTER TWP.	17	SEASIDE PARK BORO	*
BARNEGAT LIGHT BORO	4	ISLAND HEIGHTS BORO	0	MANTOLOKING BORO	1	SHIP BOTTOM BORO	1
BAY HEAD BORO	0	JACKSON TWP.	7	OCEAN TWP.	5	SOUTH TOMS RIVER BORO	*
BEACH HAVEN BORO	0	LACEY TWP.	87	OCEAN GATE BORO	*	STAFFORD TWP.	14
BEACHWOOD BORO	*	LACKHURST BORO	0	PINE BEACH BORO	*	SURF CITY BORO	3
BERKELEY TWP.	*	LAKESWOOD TWP.	12	PLUMSTED TWP.	8	TUCKERTON BORO	1
BRICK TWP.	55	LAVALLETTE BORO	10	POINT PLEASANT BORO	11		
DOVER TWP.	43	LITTLE EGG HARBOR TWP	27	POINT PLEASANT BEACH BORO	0		
EAGLESWOOD TWP.	1	LONG BEACH TWP.	14	SEASIDE HEIGHTS BORO	0		

RESIDENTIAL BUILDING PERMITS

STATE OF NEW JERSEY

THOMAS H. KEAN
Governor

CHARLES SERRAINO
Commissioner

Data for April 1985

Prepared in June 1985

Over 3,900 new units were authorized for construction in April, approximately 1,000 more than in March 1985 and nearly twice the total of April 1984. For the first four months of 1985, total units planned were 55% higher than the comparable period in 1984. This sizable increase represents a continuation of the strong growth in planned housing since 1983 in New Jersey.

Included in the April figure were plans for 2,700 single-family homes and 600 apartment units. These two major categories continued to show strong gains compared to one year ago. The

most dramatic increase occurred in the three or four family category--583 units in 1985 compared to 120 units in 1984, an increase of 463 units or 385.8%.

To date in 1985, the leading homebuilding areas of New Jersey were Middlesex County (1,683 units), Ocean County (1,265 units), and Monmouth County (1,237 units). In all three counties, total planned construction was well ahead of the 1984 levels. All but four of New Jersey's 21 counties reported higher levels of planned residential building through the first four months of 1985 compared to the same period in 1984.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS THE STATE OF NEW JERSEY

Type of Construction	APRIL 1985	MARCH 1985	Year to Date ³		
			1985	1984	% Change
Total Dwelling Units Authorized	3,931	2,937	11,166	7,205	+ 55.0
Private units	3,861	2,937	11,096	7,205	+ 54.0
Single family	2,715	1,920	7,645	5,047	+ 51.5
Two family	132	190	602	522	+ 15.3
Three or four family	377	88	583	120	+385.8
Five or more family	637	739	2,266	1,516	+ 49.5
Public units	70	0	70	0	-
Estimated Cost of Residential Construction (000's)	\$263,521	\$217,129	\$754,474	\$495,349	+ 52.3
New residential buildings	\$225,472	\$182,453	\$637,491	\$401,181	+ 58.9
Additions and alterations	\$ 38,049	\$ 34,676	\$116,983	\$ 94,168	+ 24.2

¹Based on reports received from 401 of 567 municipalities.

²Based on reports received from 412 of 567 municipalities.

³Does not include late reports.

Source: N.J. Department of Labor

**DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY MUNICIPALITIES**

APRIL 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
	536						
ABERDEEN TWP.	*	FARMINGDALE BORO	0	MANASQUAN BORO	1	SEA GIRT BORO	*
ALLENHURST BORO	*	FREEHOLD BORO	2	MARLBORO TWP.	53	SHREWSBURY BORO	0
ALLENTOWN BORO	0	FREEHOLD TWP.	63	MATAWAN BORO	1	SHREWSBURY TWP.	*
ASBURY PARK CITY	*	HAZLET TWP.	2	MIDDLETOWN TWP.	37	SOUTH BELMAR BORO	*
ATLANTIC HIGHLANDS BORO	*	HIGHLANDS BORO	0	MILLSTONE TWP.	12	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	*	HOLMDEL TWP.	49	MONMOUTH BEACH BORO	3	SPRING LAKE HEIGHTS BORO	*
BELMAR BORO	1	HOWELL TWP.	87	NEPTUNE TWP.	*	TINTON FALLS BORO.	7
BRADLEY BEACH BORO	*	INTERLAKEN BORO	*	NEPTUNE CITY BORO	0	UNION BEACH BORO	1
BRIELLE BORO	1	KEANSBURG BORO	1	OCEAN TWP.	*	UPPER FREEHOLD TWP.	3
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	*	WALL TWP.	8
DEAL BORO	*	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	66	LOCH ARBOUR VIL.	*	ROOSEVELT BORO	*		
ENGLISHTOWN BORO	37	LONG BRANCH CITY	43	RUMSON BORO	2		
FAIR HAVEN BORO	4	MANALAPAN TWP.	52	SEA BRIGHT BORO	*		
MORRIS COUNTY							
	209						
BOONTON TOWN	0	FLORHAM PARK BORO	1	MONTVILLE TWP.	10	PEQUANNOCK TWP.	*
BOONTON TWP.	4	HANOVER TWP.	7	MORRIS TWP.	2	RANDOLPH TWP.	*
BUTLER BORO	0	HARDING TWP.	24	MORRIS PLAINS BORO	3	RIVERDALE BORO	*
CHATHAM BORO	0	JEFFERSON TWP.	26	MORRISTOWN TOWN	37	ROCKAWAY BORO	0
CHATHAM TWP.	0	KINNELON BORO	*	MOUNTAIN LAKES BORO	1	ROCKAWAY TWP.	5
CHESTER BORO	0	LINCOLN PARK BORO	*	MT. ARLINGTON BORO	1	ROXBURY TWP.	8
CHESTER TWP.	2	MADISON BORO	*	MT. OLIVE TWP.	19	VICTORY GARDENS BORO	*
DENVILLE TWP.	3	MENDHAM BORO	5	NETCONG BORO	*	WASHINGTON TWP.	22
DOVER TOWN	3	MENDHAM TWP.	4	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	*
EAST HANOVER TWP.	0	MINE HILL TWP.	3	PASSAIC TWP.	19		
OCEAN COUNTY							
	403						
BARNEGAT TWP.	*	HARVEY CEDARS BORO	1	MANCHESTER TWP.	4	SEASIDE PARK BORO	*
BARNEGAT LIGHT BORO	*	ISLAND HEIGHTS BORO	*	MANTOLOKING BORO	0	SHIP BOTTOM BORO	*
BAY HEAD BORO	1	JACKSON TWP.	25	OCEAN TWP.	2	SOUTH TOMS RIVER BORO	0
BEACH HAVEN BORO	0	LACEY TWP.	51	OCEAN GATE BORO	*	STAFFORD TWP.	22
BEACHWOOD BORO	15	LACKHURST BORO	*	PINE BEACH BORO	*	SURF CITY BORO	0
BERKELEY TWP.	*	LAKESWOOD TWP.	8	PLUMSTED TWP.	*	TUCKERTON BORO	0
BRICK TWP.	174	LAVALLETTE BORO	9	POINT PLEASANT BORO	9		
DOVER TWP.	53	LITTLE EGG HARBOR TWP	10	POINT PLEASANT BEACH BORO	3		
EAGLESWOOD TWP.	0	LONG BEACH TWP.	16	SEASIDE HEIGHTS BORO	*		

RESIDENTIAL BUILDING PERMITS

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STATE OF NEW JERSEY

THOMAS H. KEAN
GovernorCHARLES SERRAINO
Commissioner

Data for May 1985

Prepared in July 1985

Planned homebuilding in New Jersey was up in May 1985. The number of dwelling units authorized by building permits for the month totaled 4,263, an increase of nearly 300 from both April 1985 and May 1984. This was the highest May figure since 1972, when 4,706 new units were authorized.

The addition of May's statistics brought the year-to-date total for 1985 to 15,429 units, 38.1% above the number of authorizations for the same period of 1984. All types of construction, with the exception of public housing, have shown gains

compared to one year ago. The overwhelming majority of planned units continue to be single-family dwellings.

With over 3,000 units authorized for the first five months of 1985, Middlesex County led the state in planned homebuilding followed by Ocean and Monmouth with 1,805 and 1,625, respectively. In fact, 17 of New Jersey's 21 counties registered equal or higher levels of planned homebuilding, while only four counties were unable to keep pace with their 1984 levels.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS THE STATE OF NEW JERSEY

Type of Construction	May 1 1985	April 2 1985	Year to Date 3		
			1985	1984	% Change
Total Dwelling Units Authorized	4,263	3,931	15,429	11,169	+ 38.1
Private units	4,263	3,861	15,359	10,908	+ 40.8
Single family	3,007	2,715	10,652	7,103	+ 50.0
Two family	182	132	784	606	+ 29.4
Three or four family	50	377	633	150	+322.0
Five or more family	1,024	637	3,290	3,049	+ 7.9
Public units	0	70	70	261	- 73.2
Estimated Cost of Residential Construction (000's)	\$293,907	\$263,521	\$1,048,381	\$743,892	+ 40.9
New residential buildings	\$252,176	\$255,472	\$ 889,667	\$615,523	+ 44.5
Additions and alterations	\$ 41,731	\$ 38,049	\$ 158,714	\$128,369	+ 23.6

1 Based on reports received from 396 of 567 municipalities.

2 Based on reports received from 401 of 567 municipalities.

3 Does not include late reports.

Source: NJ Department of Labor

**DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY MUNICIPALITIES**

MAY 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
ABERDEEN TWP.	*	FARMINGDALE BORO	*	MANASQUAN BORO	0	SEA GIRT BORO	*
ALLENHURST BORO	0	FREEHOLD BORO	2	MARLBORO TWP.	60	SHREWSBURY BORO	0
ALLENTOWN BORO	*	FREEHOLD TWP.	22	MATAWAN BORO	0	SHREWSBURY TWP.	*
ASBURY PARK CITY	*	HAZLET TWP.	6	MIDDLETOWN TWP.	63	SOUTH BELMAR BORO	0
ATLANTIC HIGHLANDS BORO	*	HIGHLANDS BORO	*	MILLSTONE TWP.	3	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	16	MONMOUTH BEACH BORO	1	SPRING LAKE HEIGHTS BORO	0
BELMAR BORO	0	HOWELL TWP.	*	NEPTUNE TWP.	*	TINTON FALLS BORO.	14
BRADLEY BEACH BORO	0	INTERLAKEN BORO	0	NEPTUNE CITY BORO	0	UNION BEACH BORO	3
BRIELLE BORO	2	KEANSBURG BORO	2	OCEAN TWP.	31	UPPER FREEHOLD TWP.	6
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	*	WALL TWP.	17
DEAL BORO	*	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	71	LOCH ARBOUR VIL.	0	ROOSEVELT BORO	0		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	*	RUMSON BORO	1		
FAIR HAVEN BORO	0	MANALAPAN TWP.	68	SEA BRIGHT BORO	*		
MORRIS COUNTY							
BOONTON TOWN	3	FLORHAM PARK BORO	1	MONTVILLE TWP.	19	PEQUANNOCK TWP.	*
BOONTON TWP.	1	HANOVER TWP.	9	MORRIS TWP.	22	RANDOLPH TWP.	*
BUTLER BORO	*	HARDING TWP.	1	MORRIS PLAINS BORO	3	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	10	MORRISTOWN TOWN	0	ROCKAWAY BORO	2
CHATHAM TWP.	0	KINNELON BORO	13	MOUNTAIN LAKES BORO	0	ROCKAWAY TWP.	16
CHESTER BORO	0	LINCOLN PARK BORO	1	MT. ARLINGTON BORO	*	ROXBURY TWP.	5
CHESTER TWP.	3	MADISON BORO	*	MT. OLIVE TWP.	30	VICTORY GARDENS BORO	*
DENVILLE TWP.	0	MENDHAM BORO	4	NETCONG BORO	*	WASHINGTON TWP.	30
DOVER TOWN	4	MENDHAM TWP.	4	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	2
EAST HANOVER TWP.	3	MINE HILL TWP.	6	PASSAIC TWP.	*		
OCEAN COUNTY							
BARNEGAT TWP.	*	HARVEY CEDARS BORO	0	MANCHESTER TWP.	31	SEASIDE PARK BORO	*
BARNEGAT LIGHT BORO	2	ISLAND HEIGHTS BORO	1	MANTOLOKING BORO	1	SHIP BOTTOM BORO	4
BAY HEAD BORO	0	JACKSON TWP.	62	OCEAN TWP.	5	SOUTH TOMS RIVER BORO	*
BEACH HAVEN BORO	1	LACEY TWP.	44	OCEAN GATE BORO	*	STAFFORD TWP.	*
BEACHWOOD BORO	0	LACKHURST BORO	0	PINE BEACH BORO	1	SURF CITY BORO	1
BERKELEY TWP.	193	LAKESWOOD TWP.	*	PLUMSTED TWP.	*	TUCKERTON BORO	1
BRICK TWP.	78	LAVALLETTE BORO	4	POINT PLEASANT BORO	31		
DOVER TWP.	66	LITTLE EGG HARBOR TWP	*	POINT PLEASANT BEACH BORO	3		
EAGLESWOOD TWP.	2	LONG BEACH TWP.	8	SEASIDE HEIGHTS BORO	*		



05 SEP 1985

RESIDENTIAL BUILDING PERMITS

STATE OF NEW JERSEY

THOMAS H. KEAN
Governor

DEPARTMENT OF LABOR

CHARLES SERRAINO
Commissioner

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Data for June 1985

Prepared in August 1985

A total of 3,260 new units were authorized for construction in June 1985, approximately 1,000 less than May 1985 but nearly 300 more than in June 1984. For the first six months of 1985, total planned units were 32.1% higher than the comparable period in 1984.

The two major categories of planned homebuilding--single family and apartments--accounted for nearly 95% of the current month's activity. A total of 2,283 single-family units were

authorized, which represented 70% of all activity; a total of 796 apartment units, representing 25%, were planned.

Of the state's 21 counties, only Burlington, Cumberland, and Warren counties failed to keep pace with their year-to-date 1984 levels. Middlesex County (3,312 units) continues to be the leading homebuilding center in New Jersey followed by Ocean (2,342 units), Monmouth (1,921 units), Morris (1,041 units), and Bergen (1,009 units) counties.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS

TYPE OF CONSTRUCTION	June ¹ 1985	May ² 1985	YEAR TO DATE ³		PERCENT CHANGE
			1985	1984	
TOTAL DWELLING UNITS AUTHORIZED	3,260	4,263	18,689	14,152	+ 32.1
PRIVATE UNITS	3,260	4,263	18,619	13,791	+ 35.0
SINGLE FAMILY	2,283	3,007	12,935	9,370	+ 38.0
TWO FAMILY	142	182	926	758	+ 22.2
THREE OR FOUR FAMILY	39	50	672	181	+271.3
FIVE OR MORE FAMILY	796	1,024	4,086	3,482	+ 17.3
PUBLIC UNITS	0	0	70	361	- 80.6
ESTIMATED COST OF RESIDENTIAL CONSTRUCTION (\$000'S)	\$223,125	\$293,907	\$1,271,506	\$956,571	+ 32.9
NEW RESIDENTIAL BUILDINGS	\$186,632	\$252,176	\$1,076,299	\$785,719	+ 37.0
ADDITIONS AND ALTERATIONS	\$ 36,493	\$ 41,731	\$ 195,207	\$170,852	+ 14.3

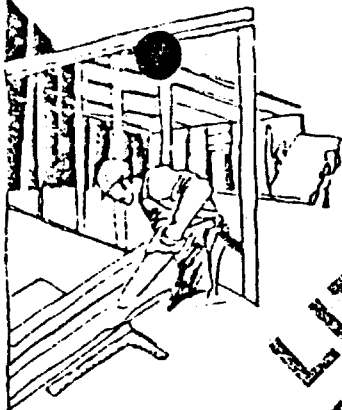
NOTES: 1 BASED ON REPORTS RECEIVED FROM 396 OF 567 MUNICIPALITIES.
2 BASED ON REPORTS RECEIVED FROM 396 OF 567 MUNICIPALITIES.
3 Does not include late reports.

DEPARTMENT OF LABOR

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY MUNICIPALITIES

JUNE 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
	298						
ABERDEEN TWP.	*	FARMINGDALE BORO	0	MANASQUAN BORO	0	SEA GIRT BORO	*
ALLENHURST BORO	0	FREEHOLD BORO	1	MARLBORO TWP.	33	SHREWSBURY BORO	0
ALLENTOWN BORO	0	FREEHOLD TWP.	59	MATAWAN BORO	*	SHREWSBURY TWP.	*
ASBURY PARK CITY	*	HAZLET TWP.	25	MIDDLETOWN TWP.	31	SOUTH BELMAR BORO	0
ATLANTIC HIGHLANDS BORO	0	HIGHLANDS BORO	0	MILLSTONE TWP.	10	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	31	MONMOUTH BEACH BORO	4	SPRING LAKE HEIGHTS BORO	5
BELMAR BORO	0	HOWELL TWP.	*	NEPTUNE TWP.	*	TINTON FALLS BORO.	25
BRADLEY BEACH BORO	0	INTERLAKEN BORO	0	NEPTUNE CITY BORO	0	UNION BEACH BORO	3
BRIELLE BORO	1	KEANSBURG BORO	0	OCEAN TWP.	7	UPPER FREEHOLD TWP.	3
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	4	WALL TWP.	13
DEAL BORO	0	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	0	LOCH ARBOUR VIL.	*	ROOSEVELT BORO	0		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	*	RUMSON BORO	1		
FAIR HAVEN BORO	3	MANALAPAN TWP.	37	SEA BRIGHT BORO	*		
MORRIS COUNTY							
	234						
BOONTON TOWN	0	FLORHAM PARK BORO	1	MONTVILLE TWP.	27	PEQUANNOCK TWP.	*
BOONTON TWP.	4	HANOVER TWP.	6	MORRIS TWP.	3	RANDOLPH TWP.	*
BUTLER BORO	0	HARDING TWP.	4	MORRIS PLAINS BORO	4	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	21	MORRISTOWN TOWN	4	ROCKAWAY BORO	*
CHATHAM TWP.	4	KINNELON BORO	7	MOUNTAIN LAKES BORO	1	ROCKAWAY TWP.	46
CHESTER BORO	1	LINCOLN PARK BORO	1	MT. ARLINGTON BORO	*	ROXBURY TWP.	7
CHESTER TWP.	*	MADISON BORO	8	MT. OLIVE TWP.	60	VICTORY GARDENS BORO	*
DENVILLE TWP.	3	MENDHAM BORO	4	NETCONG BORO	4	WASHINGTON TWP.	*
DOVER TOWN	0	MENDHAM TWP.	5	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	*
EAST HANOVER TWP.	2	MINE HILL TWP.	1	PASSAIC TWP.	6		
OCEAN COUNTY							
	537						
BARNEGAT TWP.	*	HARVEY CEDARS BORO	1	MANCHESTER TWP.	47	SEASIDE PARK BORO	*
BARNEGAT LIGHT BORO	2	ISLAND HEIGHTS BORO	*	MANTOLOKING BORO	0	SHIP BOTTOM BORO	0
BAY HEAD BORO	1	JACKSON TWP.	31	OCEAN TWP.	7	SOUTH TOMS RIVER BORO	*
BEACH HAVEN BORO	12	LACEY TWP.	113	OCEAN GATE BORO	0	STAFFORD TWP.	13
BEACHWOOD BORO	5	LACKHURST BORO	0	PINE BEACH BORO	0	SURF CITY BORO	2
BERKELEY TWP.	123	LAKEWOOD TWP.	9	PLUMSTED TWP.	*	TUCKERTON BORO	0
BRICK TWP.	56	LAVALLETTE BORO	6	POINT PLEASANT BORO	9		
DOVER TWP.	77	LITTLE EGG HARBOR TWP	21	POINT PLEASANT BEACH BORO	1		
EAGLESWOOD TWP.	1	LONG BEACH TWP.	*	SEASIDE HEIGHTS BORO	0		



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RESIDENTIAL BUILDING PERMITS

02 OCT 1985

STATE OF NEW JERSEY
THOMAS H. KEAN
Governor

DEPARTMENT OF LABOR
CHARLES SERRAINO
Commissioner

Data for July 1985

State of New Jersey

Prepared in September 1985

Local construction officials reported over 4,100 new units authorized for construction in July 1985, approximately 900 units more than June 1985 and 1,200 units above the July 1984 figure.

The addition of July's statistics brought the year-to-date total for 1985 to 22,827 units, 33.8% above the number of authorizations for the same period of 1984. This was the highest July total since 1973 when 4,240 new units were authorized. All types of private-unit construction have realized sizeable gains in 1985, with

3 or 4 family unit construction showing the greatest increase.

With nearly 4,000 units authorized for the first seven months of 1985, Middlesex County continues to be the overwhelming choice of homebuilders in New Jersey followed by Ocean and Monmouth with 2,781 and 2,481 respectively. In fact, 18 of New Jersey's 21 counties registered higher levels of planned homebuilding activity, while only Cumberland, Essex and Warren counties were unable to keep pace with their 1984 levels.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS

TYPE OF CONSTRUCTION	JULY 1985	JUNE 1985	YEAR TO DATE		PERCENT CHANGE
			1985	1984	
TOTAL DWELLING UNITS AUTHORIZED	4,138	3,260	22,827	17,087	33.6
PRIVATE UNITS	4,138	3,260	22,757	16,726	36.1
SINGLE FAMILY	2,682	2,283	15,617	11,577	34.9
TWO FAMILY	146	142	1,072	838	27.9
THREE OR FOUR FAMILY	12	39	684	227	201.3
FIVE OR MORE FAMILY	1,298	796	5,384	4,084	31.8
PUBLIC UNITS	0	0	70	361	-80.6
ESTIMATED COST OF RESIDENTIAL CONSTRUCTION (\$000'S)					
NEW RESIDENTIAL BUILDINGS	277,917	223,125	1,549,423	1,129,924	37.1
ADDITIONS AND ALTERATIONS	223,374	186,632	1,299,673	923,993	40.7
ADDITIONS AND ALTERATIONS	54,543	36,493	249,750	205,931	21.3

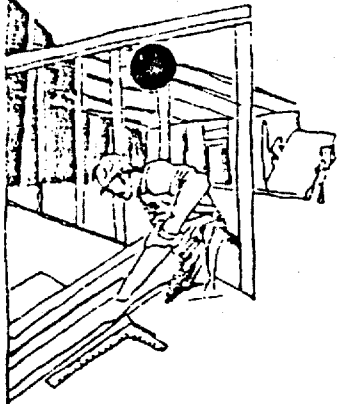
NOTES: BASED ON REPORTS RECEIVED FROM 408 OF 587 MUNICIPALITIES.
BASED ON REPORTS RECEIVED FROM 398 OF 587 MUNICIPALITIES.
DOES NOT INCLUDE LATE REPORTS.

SOURCE: N. J. DEPARTMENT OF LABOR

**DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY MUNICIPALITIES**

JULY 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
	560						
ABERDEEN TWP.	*	FARMINGDALE BORO	0	MANASQUAN BORO	2	SEA GIRT BORO	*
ALLENHURST BORO	0	FREEHOLD BORO	7	MARLBORO TWP.	35	SHREWSBURY BORO	0
ALLENTOWN BORO	0	FREEHOLD TWP.	79	MATAWAN BORO	0	SHREWSBURY TWP.	*
ASEBURY PARK CITY	*	HAZLET TWP.	4	MIDDLETOWN TWP.	18	SOUTH BELMAR BORO	0
ATLANTIC HIGHLANDS BORO	3	HIGHLANDS BORO	0	MILLSTONE TWP.	26	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	34	MONMOUTH BEACH BORO	3	SPRING LAKE HEIGHTS BORO	0
BELMAR BORO	1	HOWELL TWP.	167	NEPTUNE TWP.	*	TINTON FALLS BORO.	3
BRADLEY BEACH BORO	0	INTERLAKEN BORO	0	NEPTUNE CITY BORO	0	UNION BEACH BORO	6
BRIELLE BORO	10	KEANSBURG BORO	3	OCEAN TWP.	34	UPPER FREEHOLD TWP.	*
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	1	WALL TWP.	13
DEAL BORO	0	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	47	LOCH ARBOUR VIL.	*	ROOSEVELT BORO	1		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	*	RUMSON BORO	1		
FAIR HAVEN BORO	1	MANALAPAN TWP.	61	SEA BRIGHT BORO	*		
MORRIS COUNTY							
	236						
BOONTON TOWN	1	FLORHAM PARK BORO	2	MONTVILLE TWP.	36	PEQUANNOCK TWP.	*
BOONTON TWP.	3	HANOVER TWP.	5	MORRIS TWP.	33	RANDOLPH TWP.	40
BUTLER BORO	0	HARDING TWP.	2	MORRIS PLAINS BORO	4	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	14	MORRISTOWN TOWN	42	ROCKAWAY BORO	0
CHATHAM TWP.	2	KINNELON BORO	4	MOUNTAIN LAKES BORO	0	ROCKAWAY TWP.	2
CHESTER BORO	0	LINCOLN PARK BORO	1	MT. ARLINGTON BORO	*	ROXBURY TWP.	6
CHESTER TWP.	7	MADISON BORO	1	MT. OLIVE TWP.	*	VICTORY GARDENS BORO	*
DENVILLE TWP.	5	MENOHAM BORO	2	NETCONG BORO	0	WASHINGTON TWP.	*
DOVER TOWN	1	MENDHAM TWP.	1	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	0
EAST HANOVER TWP.	7	MINE HILL TWP.	14	PASSAIC TWP.	1		
OCEAN COUNTY							
	439						
BARNEGAT TWP.	*	HARVEY CEDARS BORO	2	MANCHESTER TWP.	32	SEASIDE PARK BORO	0
BARNEGAT LIGHT BORO	0	ISLAND HEIGHTS BORO	2	MANTOLOKING BORO	1	SHIP BOTTOM BORO	2
BAY HEAD BORO	0	JACKSON TWP.	19	OCEAN TWP.	12	SOUTH TOMS RIVER BORO	*
BEACH HAVEN BORO	1	LACEY TWP.	60	OCEAN GATE BORO	*	STAFFORD TWP.	*
BEACHWOOD BORO	*	LACKHURST BORO	0	PINE BEACH BORO	*	SURF CITY BORO	0
BERKELEY TWP.	*	LAKESWOOD TWP.	4	PLUMSTED TWP.	*	TUCKERTON BORO	0
BRICK TWP.	21	LAVALLETTE BORO	58	POINT PLEASANT BORO	38		
DOVER TWP.	139	LITTLE EGG HARBOR TWP	15	POINT PLEASANT BEACH BORO	26		
EAGLESWOOD TWP.	1	LONG BEACH TWP.	*	SEASIDE HEIGHTS BORO	6		



19 NOV 1985

RESIDENTIAL BUILDING PERMITS

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STATE OF NEW JERSEY

THOMAS H. KEAN
Governor

DEPARTMENT OF LABOR

CHARLES SERRAINO
Commissioner

Data for August 1985

State of New Jersey

Prepared in October 1985

Planned homebuilding in New Jersey continued to be strong in August 1985. The number of dwelling units authorized by building permits for the month totaled 4,373, nearly 250 more than July 1985 and about 1,450 higher than August 1984. For the first eight months of 1985, total planned units were 36% higher than the comparable period in 1984.

The two major components of planned homebuilding--single family and apartments accounted for 96% of the current month's activity. A total of 3,219 single fam-

ily units were authorized, which represented 73.6% of all activity; a total of 978 apartment units, representing 22.4% were planned.

Of the state's 21 counties, only Cumberland and Warren Counties failed to keep pace with their 1984 levels. Middlesex County (4,439 units) continues to lead the state in new residential construction followed by Ocean (3,318 units), Monmouth (3,151 units), Morris (4,138 units), Atlantic (1,434 units), and Somerset (1,383 units) counties.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS

TYPE OF CONSTRUCTION	AUGUST ¹ 1985	JULY ² 1985	YEAR TO DATE ³		PERCENT CHANGE
			1985	1984	
TOTAL DWELLING UNITS AUTHORIZED	4,373	4,138	27,200	19,994	36.0
PRIVATE UNITS	4,373	4,138	27,130	19,633	38.2
SINGLE FAMILY	3,219	2,682	18,836	13,865	35.9
TWO FAMILY	120	146	1,192	912	30.7
THREE OR FOUR FAMILY	56	12	740	263	181.4
FIVE OR MORE FAMILY	978	1,298	6,362	4,084	31.8
PUBLIC UNITS	0	0	70	361	-80.6
ESTIMATED COST OF RESIDENTIAL CONSTRUCTION (\$000'S)					
NEW RESIDENTIAL BUILDINGS	267,124	277,917	1,816,547	1,324,238	37.2
ADDITIONS AND ALTERATIONS	233,985	223,374	1,533,658	1,088,098	40.9
	33,139	54,543	282,889	236,140	19.8

NOTES: ¹ BASED ON REPORTS RECEIVED FROM 401 OF 567 MUNICIPALITIES.
² BASED ON REPORTS RECEIVED FROM 408 OF 567 MUNICIPALITIES.
³ DOES NOT INCLUDE LATE REPORTS.

SOURCE: N. J. DEPARTMENT OF LABOR

**DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY MUNICIPALITIES**

AUGUST 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
	670						
ABERDEEN TWP.	*	FARMINGDALE BORO	*	MANASQUAN BORO	0	SEA GIRT BORO	*
ALLENHURST BORO	0	FREEHOLD BORO	2	MARLBORO TWP.	41	SHREWSBURY BORO	0
ALLENTOWN BORO	0	FREEHOLD TWP.	40	MATAWAN BORO	0	SHREWSBURY TWP.	*
ASBURY PARK CITY	*	HAZLET TWP.	8	MIDDLETOWN TWP.	81	SOUTH BELMAR BORO	0
ATLANTIC HIGHLANDS BORO	1	HIGHLANDS BORO	1	MILLSTONE TWP.	7	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	42	MONMOUTH BEACH BORO	0	SPRING LAKE HEIGHTS BORO	0
BELMAR BORO	0	HOWELL TWP.	296	NEPTUNE TWP.	*	TINTON FALLS BORO.	5
BRADLEY BEACH BORO	0	INTERLAKEN BORO	0	NEPTUNE CITY BORO	0	UNION BEACH BORO	1
BRIELLE BORO	24	KEANSBURG BORO	*	OCEAN TWP.	7	UPPER FREEHOLD TWP.	5
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	1	WALL TWP.	15
DEAL BORO	0	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	18	LOCH ARBOUR VIL.	*	ROOSEVELT BORO	1		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	3	RUMSON BORO	2		
FAIR HAVEN BORO	0	MANALAPAN TWP.	69	SEA BRIGHT BORO	*		
MORRIS COUNTY							
	161						
BOONTON TOWN	0	FLORHAM PARK BORO	1	MONTVILLE TWP.	18	PEQUANNOCK TWP.	*
BOONTON TWP.	6	HANOVER TWP.	4	MORRIS TWP.	2	RANDOLPH TWP.	26
BUTLER BORO	0	HARDING TWP.	1	MORRIS PLAINS BORO	1	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	3	MORRISTOWN TOWN	8	ROCKAWAY BORO	0
CHATHAM TWP.	*	KINNELON BORO	12	MOUNTAIN LAKES BORO	1	ROCKAWAY TWP.	17
CHESTER BORO	2	LINCOLN PARK BORO	2	MT. ARLINGTON BORO	*	ROXBURY TWP.	14
CHESTER TWP.	7	MADISON BORO	12	MT. OLIVE TWP.	7	VICTORY GARDENS BORO	*
DENVILLE TWP.	0	MENDHAM BORO	5	NETCONG BORO	6	WASHINGTON TWP.	*
DOVER TOWN	*	MENDHAM TWP.	3	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	*
EAST HANOVER TWP.	0	MINE HILL TWP.	3	PASSAIC TWP.	*		
OCEAN COUNTY							
	537						
BARNEGAT TWP.	*	HARVEY CEDARS BORO	0	MANCHESTER TWP.	47	SEASIDE PARK BORO	*
BARNEGAT LIGHT BORO	3	ISLAND HEIGHTS BORO	0	MANTOLOKING BORO	0	SHIP BOTTOM BORO	1
BAY HEAD BORO	0	JACKSON TWP.	42	OCEAN TWP.	14	SOUTH TOMS RIVER BORO	*
BEACH HAVEN BORO	1	LACEY TWP.	113	OCEAN GATE BORO	1	STAFFORD TWP.	20
BEACHWOOD BORO	*	LACKHURST BORO	0	PINE BEACH BORO	2	SURF CITY BORO	0
BERKELEY TWP.	*	LAKEWOOD TWP.	3	PLUMSTED TWP.	*	TUCKERTON BORO	3
BRICK TWP.	179	LAVALLETTE BORO	0	POINT PLEASANT BORO	5		
DOVER TWP.	64	LITTLE EGG HARBOR TWP	29	POINT PLEASANT BEACH BORO	1		
EAGLESWOOD TWP.	3	LONG BEACH TWP.	*	SEASIDE HEIGHTS BORO	6		



RESIDENTIAL BUILDING PERMITS

STATE OF NEW JERSEY

THOMAS H. KEAN
Governor

DEPARTMENT OF LABOR

CHARLES SERRAINO
Commissioner

Data for September 1985

State of New Jersey

Prepared in November 1985

A total of 3,146 new units were authorized for construction in September 1985, approximately 1,200 below the August 1985 figure but, 400 more units than in September 1984. Although new homebuilding slowed somewhat in September, the year-to-date totals are substantially higher than the comparable period of last year.

The addition of September's statistics brought the year-to-date total for 1985 to 30,346 units, 33.5% above the number of authorizations for the same period of 1984. All types of construction, with the exception

of public housing, have shown gains compared to one year ago. The overwhelming majority of planned units continued to be single-family dwellings.

Based on nine months of data, the state's leading homebuilding centers in 1985 were Middlesex County with 5,033 authorized units, Ocean County with 3,757, and Monmouth County with 3,518 units. Of the state's 21 counties, 19 reported higher levels of activity in 1985. Only Camden County and Cumberland County have failed to keep pace with last year's level.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS

TYPE OF CONSTRUCTION	SEPTEMBER ¹ 1985	AUGUST ² 1985	YEAR TO DATE ³		PERCENT CHANGE
			1985	1984	
TOTAL DWELLING UNITS AUTHORIZED	3,146	4,373	30,346	22,738	33.5
PRIVATE UNITS	3,145	4,373	30,275	22,377	35.3
SINGLE FAMILY	2,111	3,219	20,947	15,925	31.5
TWO FAMILY	98	120	1,290	1,006	28.2
THREE OR FOUR FAMILY	48	56	788	295	167.1
FIVE OR MORE FAMILY	888	978	7,250	5,151	40.7
PUBLIC UNITS	1	0	71	361	-80.3
ESTIMATED COST OF RESIDENTIAL CONSTRUCTION (\$000'S)					
NEW RESIDENTIAL BUILDINGS	219,127	267,124	2,035,674	1,500,661	35.7
ADDITIONS AND ALTERATIONS	190,798	233,985	1,724,456	1,233,321	39.8
	28,329	33,139	311,218	267,340	16.4

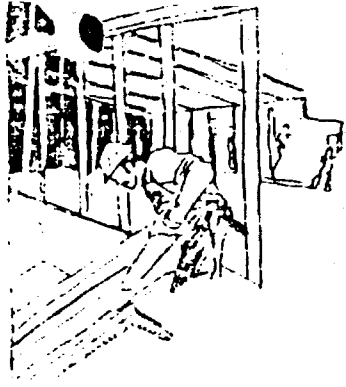
NOTES: ¹ BASED ON REPORTS RECEIVED FROM 391 OF 567 MUNICIPALITIES.
² BASED ON REPORTS RECEIVED FROM 401 OF 567 MUNICIPALITIES.
³ DOES NOT INCLUDE LATE REPORTS.

SOURCE: N. J. DEPARTMENT OF LABOR

**DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY MUNICIPALITIES**

SEPTEMBER 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
	367						
ABERDEEN TWP.	*	FARMINGDALE BORO	0	MANASQUAN BORO	2	SEA GIRT BORO	*
ALLENHURST BORO	0	FREEHOLD BORO	2	MARLBORO TWP.	22	SHREWSBURY BORO	*
ALLENTOWN BORO	0	FREEHOLD TWP.	14	MATAWAN BORO	1	SHREWSBURY TWP.	0
ASBURY PARK CITY	*	HAZLET TWP.	1	MIDDLETOWN TWP.	12	SOUTH BELMAR BORO	0
ATLANTIC HIGHLANDS BORO	*	HIGHLANDS BORO	0	MILLSTONE TWP.	8	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	19	MONMOUTH BEACH BORO	1	SPRING LAKE HEIGHTS BORO	1
BELMAR BORO	0	HOWELL TWP.	199	NEPTUNE TWP.	*	TINTON FALLS BORO.	31
BRADLEY BEACH BORO	1	INTERLAKEN BORO	0	NEPTUNE CITY BORO	0	UNION BEACH BORO	2
BRIELLE BORO	0	KEANSBURG BORO	2	OCEAN TWP.	11	UPPER FREEHOLD TWP.	1
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	1	WALL TWP.	12
DEAL BORO	*	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	2	LOCH ARBOUR VIL.	0	ROOSEVELT BORO	*		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	4	RUMSON BORO	2		
FAIR HAVEN BORO	1	MANALAPAN TWP.	15	SEA BRIGHT BORO	*		
MORRIS COUNTY							
	140						
BOONTON TOWN	0	FLORHAM PARK BORO	2	MONTVILLE TWP.	32	PEQUANNOCK TWP.	*
BOONTON TWP.	*	HANOVER TWP.	3	MORRIS TWP.	17	RANDOLPH TWP.	*
BUTLER BORO	5	HARDING TWP.	0	MORRIS PLAINS BORO	0	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	8	MORRISTOWN TOWN	0	ROCKAWAY BORO	0
CHATHAM TWP.	2	KINNELON BORO	9	MOUNTAIN LAKES BORO	0	ROCKAWAY TWP.	18
CHESTER BORO	0	LINCOLN PARK BORO	2	MT. ARLINGTON BORO	*	ROXBURY TWP.	15
CHESTER TWP.	7	MADISON BORO	0	MT. OLIVE TWP.	10	VICTORY GARDENS BORO	*
DENVILLE TWP.	4	MENDHAM BORO	2	NETCONG BORO	*	WASHINGTON TWP.	*
DOVER TOWN	*	MENDHAM TWP.	4	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	*
EAST HANOVER TWP.	*	MINE HILL TWP.	0	PASSAIC TWP.	*		
OCEAN COUNTY							
	439						
BARNEGAT TWP.	*	HARVEY CEDARS BORO	1	MANCHESTER TWP.	73	SEASIDE PARK BORO	1
BARNEGAT LIGHT BORO	2	ISLAND HEIGHTS BORO	*	MANTOLOKING BORO	0	SHIP BOTTOM BORO	0
BAY HEAD BORO	0	JACKSON TWP.	*	OCEAN TWP.	31	SOUTH TOMS RIVER BORO	*
BEACH HAVEN BORO	0	LACEY TWP.	44	OCEAN GATE BORO	4	STAFFORD TWP.	36
BEACHWOOD BORO	14	LACKHURST BORO	0	PINE BEACH BORO	0	SURF CITY BORO	2
BERKELEY TWP.	*	LAKESWOOD TWP.	12	PLUMSTED TWP.	*	TUCKERTON BORO	1
BRICK TWP.	118	LAVALLETTE BORO	0	POINT PLEASANT BORO	4		
DOVER TWP.	69	LITTLE EGG HARBOR TWP	13	POINT PLEASANT BEACH BORO	1		
EAGLESWOOD TWP.	1	LONG BEACH TWP.	*	SEASIDE HEIGHTS BORO	12		



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RESIDENTIAL BUILDING PERMITS

17 JAN 1986

STATE OF NEW JERSEY

THOMAS H. KEAN
Governor

DEPARTMENT OF LABOR

CHARLES SERRAINO
Commissioner

Data for October 1985

State of New Jersey

Prepared in December 1985

Local construction officials reported over 3,900 new units authorized for construction in October 1985, approximately 800 units more than September 1985 and 1,100 above the October 1984 figure. For the first ten months of 1985, total planned units were 34% higher than the comparable period in 1984.

Authorizations for single-family units, which represented 69% of all activity, were up almost 32% during the first ten months of 1985 compared to the same period for 1984. Planned apartments, which accounted for 24% of

all activity were up by 43% during the same period.

Of the state's 21 counties, Camden and Cumberland remain the only counties unable to keep pace with their 1984 levels. Middlesex County with 5,737 authorized units continues to be the top choice of new homebuilders in the state, followed by Ocean County with 4,451, Monmouth County with 4,091, Mercer County with 1,901, Morris County with 1,813, and Atlantic County with 1,737 units.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS

TYPE OF CONSTRUCTION	OCTOBER ¹ 1985	SEPTEMBER ² 1985	YEAR TO DATE ³		PERCENT CHANGE
			1985	1984	
TOTAL DWELLING UNITS AUTHORIZED	3,932	3,146	34,278	25,576	34.0
PRIVATE UNITS	3,882	3,145	34,157	25,215	35.5
SINGLE FAMILY	2,861	2,111	23,808	18,090	31.6
TWO FAMILY	168	98	1,458	1,172	24.4
THREE OR FOUR FAMILY	36	48	824	324	154.3
FIVE OR MORE FAMILY	817	888	8,067	5,629	43.3
PUBLIC UNITS	50	1	121	361	-66.5
ESTIMATED COST OF RESIDENTIAL CONSTRUCTION (\$000'S)	262,543	219,127	2,298,217	1,689,295	36.0
NEW RESIDENTIAL BUILDINGS	222,904	190,798	1,947,360	1,392,843	39.8
ADDITIONS AND ALTERATIONS	39,639	28,329	350,857	296,452	18.4

NOTES: ¹ BASED ON REPORTS RECEIVED FROM 402 OF 567 MUNICIPALITIES.
² BASED ON REPORTS RECEIVED FROM 391 OF 567 MUNICIPALITIES.
³ DOES NOT INCLUDE LATE REPORTS

SOURCE: N. J. DEPARTMENT OF LABOR

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS NEW JERSEY MUNICIPALITIES

OCTOBER 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
573							
ABERDEEN TWP.	0	FARMINGDALE BORO	0	MANASQUAN BORO	0	SEA GIRT BORO	*
ALLENHURST BORO	1	FREEHOLD BORO	3	MARLBORO TWP.	51	SHREWSBURY BORO	0
ALLENTOWN BORO	0	FREEHOLD TWP.	*	MATAWAN BORO	0	SHREWSBURY TWP.	*
ASBURY PARK CITY	*	HAZLET TWP.	1	MIDDLETOWN TWP.	51	SOUTH BELMAR BORO	0
ATLANTIC HIGHLANDS BORO	*	HIGHLANDS BORO	0	MILLSTONE TWP.	8	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	32	MONMOUTH BEACH BORO	0	SPRING LAKE HEIGHTS BORO	0
BELMAR BORO	0	HOWELL TWP.	233	NEPTUNE TWP.	*	TINTON FALLS BORO.	31
BRADLFY BEACH BORO	3	INTERLAKEN BORO	0	NEPTUNE CITY BORO	2	UNION BEACH BORO	4
BRIELLE BORO	24	KEANSBURG BORO	3	OCEAN TWP.	12	UPPER FREEHOLD TWP.	4
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	*	WALL TWP.	32
DEAL BORO	*	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	5	LOCH ARBOUR VIL.	0	ROOSEVELT BORO	3		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	4	RUMSON BORO	2		
FAIR HAVEN BORO	2	MANALAPAN TWP.	62	SEA BRIGHT BORO	*		
MORRIS COUNTY							
235							
BOONTON TOWN	1	FLORHAM PARK BORO	2	MONTVILLE TWP.	33	PEQUANNOCK TWP.	*
BOONTON TWP.	2	HANOVER TWP.	8	MORRIS TWP.	1	RANDOLPH TWP.	*
BUTLER BORO	1	HARDING TWP.	5	MORRIS PLAINS BORO	2	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	10	MORRISTOWN TOWN	4	ROCKAWAY BORO	0
CHATHAM TWP.	45	KINNELON BORO	5	MOUNTAIN LAKES BORO	0	ROCKAWAY TWP.	4
CHESTER BORO	1	LINCOLN PARK BORO	0	MT. ARLINGTON BORO	*	ROXBURY TWP.	16
CHESTER TWP.	4	MADISON BORO	*	MT. OLIVE TWP.	5	VICTORY GARDENS BORO	*
DENVILLE TWP.	9	MENDHAM BORO	5	NETCONG BORO	*	WASHINGTON TWP.	28
DOVER TOWN	2	MENDHAM TWP.	2	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	0
EAST HANOVER TWP.	27	MINE HILL TWP.	12	PASSAIC TWP.	1		
OCEAN COUNTY							
694							
BARNEGAT TWP.	*	HARVEY CEDARS BORO	3	MANCHESTER TWP.	68	SEASIDE PARK BORO	*
BARNEGAT LIGHT BORO	5	ISLAND HEIGHTS BORO	2	MANTOLOKING BORO	0	SHIP BOTTOM BORO	2
BAY HEAD BORO	1	JACKSON TWP.	86	OCEAN TWP.	10	SOUTH TOMS RIVER BORO	0
BEACH HAVEN BORO	1	LACEY TWP.	161	OCEAN GATE BORO	2	STAFFORD TWP.	6
BEACHWOOD BORO	16	LACKHURST BORO	1	PINE BEACH BORO	0	SURF CITY BORO	2
BERKELEY TWP.	*	LAKESWOOD TWP.	6	PLUMSTED TWP.	*	TUCKERTON BORO	1
BRICK TWP.	149	LAVALLETT BORO	2	POINT PLEASANT BORO	5		
DOVER TWP.	97	LITTLE EGG HARBOR TWP	47	POINT PLEASANT BEACH BORO	5		
EAGLESWOOD TWP.	0	LONG BEACH TWP.	*	SEASIDE HEIGHTS BORO	16		



LAWRENCE J. ...
 CITY OF PUBLIC ADVOCATE

RESIDENTIAL BUILDING PERMITS

04 MAR 1986

STATE OF NEW JERSEY

THOMAS H. KEAN
Governor

DEPARTMENT OF LABOR

CHARLES SERRAINO
Commissioner

Data for November 1985

State of New Jersey

Prepared in January 1986

New Jersey's building boom continued in November. Although down seasonally by about 550 units from October, new dwelling units authorized for construction in November registered 3,375 -- the second highest November total since 1978.

The addition of November's statistics brought the year-to-date total for 1985 to 37,653 units, 26.2% above the number of authorizations for the same period of 1984. All types of private construction have shown gains compared to one year ago. The overwhelming majority of

planned units continue to be single-family dwellings.

Based on eleven months of data, the state's leading homebuilding centers in 1985 were Middlesex County with 5,915 units, Ocean County with 4,947, Monmouth County with 4,479, Mercer County with 2,139, and Morris County with 2,105 units. In fact, 18 of New Jersey's 21 counties registered higher levels of planned homebuilding activity while only Camden, Cumberland and Salem counties were unable to keep pace with their 1984 levels.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS

TYPE OF CONSTRUCTION	NOVEMBER ¹ 1985	OCTOBER ² 1985	YEAR TO DATE ³		PERCENT CHANGE
			1985	1984	
TOTAL DWELLING UNITS AUTHORIZED	3,375	3,932	37,653	29,839	26.2
PRIVATE UNITS	3,375	3,882	37,532	29,478	27.3
SINGLE FAMILY	2,679	2,861	26,487	20,328	30.3
TWO FAMILY	110	168	1,568	1,270	23.5
THREE OR FOUR FAMILY	3	36	827	351	135.6
FIVE OR MORE FAMILY	583	817	8,650	7,529	14.9
PUBLIC UNITS	0	50	121	361	-66.5
ESTIMATED COST OF RESIDENTIAL CONSTRUCTION (\$000'S)	234,852	262,543	2,533,069	1,914,153	32.3
NEW RESIDENTIAL BUILDINGS	203,145	222,904	2,150,505	1,589,471	35.3
ADDITIONS AND ALTERATIONS	31,707	39,639	382,564	324,682	17.8

NOTES: ¹ BASED ON REPORTS RECEIVED FROM 403 OF 567 MUNICIPALITIES.
² BASED ON REPORTS RECEIVED FROM 402 OF 567 MUNICIPALITIES.
³ DOES NOT INCLUDE LATE REPORTS.

SOURCE: N. J. DEPARTMENT OF LABOR

**DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY MUNICIPALITIES**

NOVEMBER 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
	388						
ABERDEEN TWP.	*	FARMINGDALE BORO	0	MANASQUAN BORO	2	SEA GIRT BORO	*
ALLENHURST BORO	*	FREEHOLD BORO	5	MARLBORO TWP.	43	SHREWSBURY BORO	0
ALLENTOWN BORO	1	FREEHOLD TWP.	*	MATAWAN BORO	*	SHREWSBURY TWP.	0
ASBURY PARK CITY	0	HAZLET TWP.	4	MIDDLETOWN TWP.	41	SOUTH BELMAR BORO	0
ATLANTIC HIGHLANDS BORO	0	HIGHLANDS BORO	*	MILLSTONE TWP.	4	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	20	MONMOUTH BEACH BORO	0	SPRING LAKE HEIGHTS BORO	11
BELMAR BORO	2	HOWELL TWP.	148	NEPTUNE TWP.	*	TINTON FALLS BORO.	15
BRADLEY BEACH BORO	*	INTERLAKEN BORO	0	NEPTUNE CITY BORO	0	UNION BEACH BORO	1
BRIELLE BORO	2	KEANSBURG BORO	0	OCEAN TWP.	10	UPPER FREEHOLD TWP.	0
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	*	WALL TWP.	30
DEAL BORO	1	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	1	LOCH ARBOUR VIL.	0	ROOSEVELT BORO	2		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	1	RUMSON BORO	1		
FAIR HAVEN BORO	0	MANALAPAN TWP.	43	SEA BRIGHT BORO	*		
MORRIS COUNTY							
	292						
BOONTON TOWN	1	FLORHAM PARK BORO	0	MONTVILLE TWP.	10	PEQUANNOCK TWP.	*
BOONTON TWP.	2	HANOVER TWP.	5	MORRIS TWP.	3	RANDOLPH TWP.	31
BUTLER BORO	5	HARDING TWP.	1	MORRIS PLAINS BORO	0	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	10	MORRISTOWN TOWN	0	ROCKAWAY BORO	†
CHATHAM TWP.	2	KINNELON BORO	13	MOUNTAIN LAKES BORO	*	ROCKAWAY TWP.	7
CHESTER BORO	0	LINCOLN PARK BORO	136	MT. ARLINGTON BORO	*	ROXBURY TWP.	13
CHESTER TWP.	0	MADISON BORO	2	MT. OLIVE TWP.	6	VICTORY GARDENS BORO	*
DENVILLE TWP.	3	MENDHAM BORO	1	NETCONG BORO	*	WASHINGTON TWP.	9
DOVER TOWN	0	MENDHAM TWP.	2	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	*
EAST HANOVER TWP.	0	MINE HILL TWP.	0	PASSAIC TWP.	29		
OCEAN COUNTY							
	496						
BARNEGAT TWP.	*	HARVEY CEDARS BORO	2	MANCHESTER TWP.	184	SEASIDE PARK BORO	0
BARNEGAT LIGHT BORO	2	ISLAND HEIGHTS BORO	2	MANTOLOKING BORO	0	SHIP BOTTOM BORO	0
BAY HEAD BORO	0	JACKSON TWP.	93	OCEAN TWP.	7	SOUTH TOMS RIVER BORO	*
BEACH HAVEN BORO	2	LACEY TWP.	41	OCEAN GATE BORO	*	STAFFORD TWP.	23
BEACHWOOD BORO	17	LACKHURST BORO	0	PINE BEACH BORO	1	SURF CITY BORO	4
BERKELEY TWP.	*	LAKWOOD TWP.	11	PLUMSTED TWP.	*	TUCKERTON BORO	0
BRICK TWP.	56	LAVALLETT BORO	0	POINT PLEASANT BORO	10		
DOVER TWP.	29	LITTLE EGG HARBOR TWP	5	POINT PLEASANT BEACH BORO	1		
EAGLESWOOD TWP.	1	LONG BEACH TWP.	*	SEASIDE HEIGHTS BORO	5		



13 MAR 1986

RESIDENTIAL BUILDING PERMITS

DEPARTMENT OF LABOR
STATE OF NEW JERSEY

STATE OF NEW JERSEY
THOMAS H. KEAN
Governor

DEPARTMENT OF LABOR
CHARLES SERRAINO
Commissioner

Data for December 1985 State of New Jersey Prepared in February 1986

Planned residential construction activity in New Jersey for 1985 exceeded last year's level by approximately 10,500 units or 32.5%, based on preliminary reports received from municipal construction officials. Historically, 1985 with 42,785 new units authorized is the most active year in new construction since 1973 when more than 52,100 new authorizations were reported.

Over 5,100 new dwelling units were authorized by building permits in December 1985, approximately 1,760 units higher than November 1985 and more than twice the number of authorizations (2,443) in December 1984. This represents the most activity reported for any month since August 1973 and the highest December total since 1971 when 5,134 and 5,638 units were authorized respectively. December 1985's figure was bolstered by a major project of 1,504 units in Jersey City, Hudson County,

representing the largest monthly municipal total on record. The previous high was 1,200 units reported by Guttenberg in Hudson County in March 1974.

Preliminary 12-month figures showed a statewide total of nearly 42,800 units authorized in 1985 compared to 32,300 a year earlier but neither number includes late reports. Tabulations of late reports raised the 1984 figure from 32,282 to 43,925. Only after a similar tabulation for 1985 becomes available can an accurate comparison of 1984 and 1985 homebuilding activity be made.

A geographic breakdown of end-of-year statistics for 1985 revealed that Middlesex County with 6,370 units was the leader in new residential construction for the fifth consecutive year, followed by Ocean (5,518 units) and Monmouth (4,961 units) counties. The largest increase in activity between 1984 and 1985 occurred in Hudson County--up by 2,146 units.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS

TYPE OF CONSTRUCTION	DECEMBER ¹ 1985	NOVEMBER ² 1985	YEAR TO DATE ³		PERCENT CHANGE
			1985	1984	
TOTAL DWELLING UNITS AUTHORIZED	5,132	3,375	42,785	32,282	32.5
PRIVATE UNITS	5,132	3,375	42,664	31,920	33.7
SINGLE FAMILY	2,631	2,679	29,118	22,088	31.8
TWO FAMILY	162	110	1,730	1,382	25.2
THREE OR FOUR FAMILY	14	3	841	401	109.7
FIVE OR MORE FAMILY	2,325	583	10,975	8,049	36.4
PUBLIC UNITS	0	0	121	361	-66.5
ESTIMATED COST OF RESIDENTIAL CONSTRUCTION (\$000'S)					
NEW RESIDENTIAL BUILDINGS	317,665	204,852	2,850,734	2,083,268	36.8
ADDITIONS AND ALTERATIONS	287,805	203,145	2,438,310	1,725,634	41.3
	29,860	31,707	412,424	357,634	15.3

NOTES: ¹ BASED ON REPORTS RECEIVED FROM 438 OF 567 MUNICIPALITIES.
² BASED ON REPORTS RECEIVED FROM 403 OF 567 MUNICIPALITIES.
³ DOES NOT INCLUDE LATE REPORTS.

SOURCE: N. J. DEPARTMENT OF LABOR

DWELLING UNITS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY MUNICIPALITIES

DECEMBER 1985

MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS	MUNICIPALITY	UNITS
MONMOUTH COUNTY							
	482						
AEERDEEN TWP.	5	FARMINGDALE BORO	0	MANASQUAN BORO	2	SEA GIRT BORO	*
ALLENHURST BORO	*	FREEHOLD BORO	1	MARLBORO TWP.	86	SHREWSBURY BORO	0
ALLENTOWN BORO	0	FREEHOLD TWP.	24	MATAWAN BORO	2	SHREWSBURY TWP.	2
ASBURY PARK CITY	0	HAZLET TWP.	3	MIDDLETOWN TWP.	46	SOUTH BELMAR BORO	0
ATLANTIC HIGHLANDS BORO	0	HIGHLANDS BORO	*	MILLSTONE TWP.	4	SPRING LAKE BORO	*
AVON-BY-THE-SEA BORO	0	HOLMDEL TWP.	28	MONMOUTH BEACH BORO	*	SPRING LAKE HEIGHTS BORO	0
BELMAR BORO	2	HOWELL TWP.	240	NEPTUNE TWP.	*	TINTON FALLS BORO..	2
BRADLEY BEACH BORO	*	INTERLAKEN BORO	*	NEPTUNE CITY BORO	0	UNION BEACH BORO	1
BRIELLE BORO	3	KEANSBURG BORO	1	OCEAN TWP.	4	UPPER FREEHOLD TWP.	2
COLTS NECK TWP.	*	KEYPORT BORO	*	OCEANPORT BORO	3	WALL TWP.	8
DEAL BORO	*	LITTLE SILVER BORO	*	RED BANK BORO	0	WEST LONG BRANCH BORO	*
EATONTOWN BORO	4	LOCH ARBOUR VIL.	0	ROOSEVELT BORO	0		
ENGLISHTOWN BORO	0	LONG BRANCH CITY	7	RUMSON BORO	1		
FAIR HAVEN BORO	1	MANALAPAN TWP.	*	SEA BRIGHT BORO	*		
MORRIS COUNTY							
	320						
BOONTON TOWN	0	FLORHAM PARK BORO	0	MONTVILLE TWP.	5	PEQUANNOCK TWP.	*
BOONTON TWP.	2	HANOVER TWP.	1	MORRIS TWP.	35	RANDOLPH TWP.	*
BUTLER BORO	0	HARDING TWP.	3	MORRIS PLAINS BORO	0	RIVERDALE BORO	*
CHATHAM BORO	*	JEFFERSON TWP.	2	MORRISTOWN TOWN	0	ROCKAWAY BORO	0
CHATHAM TWP.	169	KINNELON BORO	4	MOUNTAIN LAKES BORO.	4	ROCKAWAY TWP.	5
CHESTER BORO	0	LINCOLN PARK BORO	49	MT. ARLINGTON BORO	*	ROXBURY TWP.	10
CHESTER TWP.	4	MADISON BORO	*	MT. OLIVE TWP.	6	VICTORY GARDENS BORO	*
DENVILLE TWP.	1	MENDHAM BORO	3	NETCONG BORO	0	WASHINGTON TWP.	7
DOVER TOWN	2	MENDHAM TWP.	4	PARSIPPANY-TROY HILLS TWP	*	WHARTON BORO	*
EAST HANOVER TWP.	3	MINE HILL TWP.	0	PASSAIC TWP.	1		
OCEAN COUNTY							
	571						
BARNEGAT TWP.	*	HARVEY CEDARS BORO	2	MANCHESTER TWP.	59	SEASIDE PARK BORO	0
BARNEGAT LIGHT BORO	5	ISLAND HEIGHTS BORO	0	MANTOLOKING BORO	0	SHIP BOTTOM BORO	4
BAY HEAD BORO	0	JACKSON TWP.	118	OCEAN TWP.	6	SOUTH TOMS RIVER BORO	*
BEACH HAVEN BORO	3	LACEY TWP.	35	OCEAN GATE BORO	*	STAFFORD TWP.	32
BEACHWOOD BORO	10	LACKHURST BORO	0	PINE BEACH BORO	2	SURF CITY BORO	3
BERKELEY TWP.	106	LAKWOOD TWP.	3	PLUMSTED TWP.	4	TUCKERTON BORO	0
BRICK TWP.	79	LAVALLETTTE BORO	0	POINT PLEASANT BORO	5		
DOVER TWP.	64	LITTLE EGG HARBOR TWP	26	POINT PLEASANT BEACH BORO	0		
EAGLESWOOD TWP.	1	LONG BEACH TWP.	*	SEASIDE HEIGHTS BORO	4		

RESOLUTION ADOPTING POLICY TO BE RECOMMENDED
TO THE SUPERIOR COURT OF NEW JERSEY REGARDING
CONNECTION TO THE RVRSA SYSTEM

WHEREAS, in 1968, the Superior Court of New Jersey issued Orders(1) to require the City of Jersey City to construct a new wastewater treatment system to replace the facilities constructed 50 years earlier, which no longer functioned properly and were operating in violation of law and (2) to prohibit new connections to the sewer system (without the prior approval of the court), until new facilities were constructed (i.e. the "building ban") and

WHEREAS, as the result of concerted efforts since 1968, a new interceptor sewer was constructed and has been in operation for several years and a 12 million gallon per day (MGD) wastewater treatment facility has recently been completed and placed in operation, and

WHEREAS, as part of the facility planning process, the United States Environmental Protection Agency (EPA) determined to "down size" the capacity of the new treatment plant from 24 MGD to 12 MGD and

WHEREAS, in anticipation of the completion of the construction phase of the treatment plant, the Honorable Jacques H. Gascoyne last year requested the Rockaway Valley Regional Sewerage Authority to undertake an effort to determine, as accurately as possible, the extent of both the available capacity in the new plant and the demand for gallonage therein from the

Authority's service area and

WHEREAS, the Authority has determined that the new facility will provide sufficient capacity to accommodate additional flow totaling 3.7 MGD and

WHEREAS, in order to estimate the capacity demand, the Authority submitted three rounds of questionnaires to the municipalities and sewer authorities which comprise the service area. Reports of the results of each questionnaire were provided Judge Gascoyne and representatives of the parties, in open Court on three separate occasions; and

WHEREAS, the Authority has determined that a portion of the additional capacity is committed to service connections approved by Court Order, but not yet connected. (approximately 160,000 gpd) and CP-1 Permits previously granted (approximately 750,000 gpd) (Schedule B) and

WHEREAS, the member Municipalities and Authorities reported that approximately 1.2 MGD is required to service structures now served by septic systems through 1990 (Schedule B) and

WHEREAS, demand for new development as measured by applications pending or approved before Municipal Planning Boards and "Mt. Laurel" considerations total approximately 3.50 MGD (Schedule A) and

WHEREAS, the final report to the Court, which was submitted on January 10, 1986, concluded that identified demand exceeds available capacity by approximately 2.53 MGD, (Schedule A) and

WHEREAS, given the projected inability of the plant to accomodate all flows, the Authority has considered various proposals regarding the adoption of a policy to be recommended to the Court.

WHEREAS, the Authority has also recognized several fundamental factors in formulating its policy, including the following:

(a) the new interceptor and 12 MGD treatment facilities were constructed to accomplish several goals: (1) the relief of pollution of the Lower Rockaway River, which resulted from the discharge of inadequately treated sewerage into the river. (2) the relief of present and potential surface and groundwater pollution within the service area resulting from discharges and overflows from septic systems in areas unsuitable for such systems and exfiltration from the former interceptor and (3) to provide capacity for modest growth.

(b) a method must be provided to assure a reasonable opportunity to construct local collection systems and connect existing structures now served by septic systems, in areas inappropriate for such systems.

(c) the reservation of capacity allocations for an extended time would have financial impacts, which may impose unfair economic burdens on current users.

(d) sudden change from the unnatural limitation on normal growth and development resulting from the existence of the "building ban" for eighteen years to a total absence of any control on development could cause chaos and disruption and result in the distortion of the goals to be achieved by the construction of the project.

(e) a transition period from total control to unrestricted connections would be in the public interest and would assure an opportunity for the timely connection of existing structures on septic systems and would promote the orderly and planned development of the service area.

(f) some member municipalities are impacted by "Mt. Laurel" considerations and others are not.

(g) the allocation of gallonage to each municipality to be used for new construction will not only permit the municipalities to exercise their discretion regarding the use of available gallonage but will also allow each municipality an opportunity to plan for its development.

(h) the selection of a growth allocation formula presents many formidable difficulties. The Authority has considered various methods of allocation as set forth on Schedule C, each of which is subject to valid criticism.

THEREFORE, BE IT RESOLVED BY THE ROCKAWAY VALLEY REGIONAL SEWERAGE AUTHORITY AS FOLLOWS:

The following proposal is hereby endorsed by the Authority and Counsel for the Authority is hereby directed to present it to the Honorable Jacques H. Gascoyne, Superior Court of New Jersey:

1. The identified available existing capacity in the treatment plant of 3.7 mgd shall be divided into three general categories consisting of "Committed Flows," "Septic Reserve" and "Municipal Growth Reserve" as more fully described below: (See also Schedule B for a diagrammatic analysis)

A. Committed Flows

900,000 gpd to be allocated only for the purpose of providing capacity to allow the connection of all structures not yet connected to the system;

(1) for which Court Orders are validly existing as of April 1, 1986,

or

(2) for which CP-1 Permits are validly existing as of April 1, 1986.

All gallonage in this category which has not been actually connected to the system on or before January 1, 1988, shall be revoked and allocated to the "Septic Reserve" as described below.

B. Septic Reserve

"Municipal Reserve"

1.2 mgd to be allocated only for the purpose of providing capacity (to the extent set forth on Schedule D below) to allow the connection of structures presently served by septic systems, for which a Certificate of Occupancy had been issued before December 30, 1985 and which are located in areas which local authorities determine are unsuitable for such systems.

Gallonage shall be reserved for such purpose for each municipality until January 1, 1988, in the

amounts set forth on Schedule D in the category entitled "Septic Program through 1990."

Unless, such structures are actually connected to the system or CP-1 Construction Permits have been obtained and are in effect, before January 1, 1988, such gallonage shall no longer be reserved to a particular municipality, but shall be transferred to the "Septic Reserve - First Come - First Serve."

Gallonage which continues to be reserved as the result of the issuance of a CP-1 Construction Permit prior to January 1, 1988, will be transferred to the "Growth Reserve" on December 31, 1990, unless the construction of the project to provide for the connection of such gallonage shall have commenced before that date.

"Septic Reserve-First Come-First Serve"

Gallonage which is transferred to the "Septic Reserve-First Come-First Serve" shall be used only for the purpose of serving the structures or septic systems defined above. Gallonage which is neither connected to the sewer system prior to December 31, 1990, or included in CP-1 Construction Permit, issued prior to that date, shall be removed from the reserve and become available for any purpose.

C. Municipal Growth Reserve

1.6 mgd shall be transferred to the "Municipal Growth Reserve." Gallonage in the Municipal Growth Reserve shall be reserved to each municipality until December 31, 1990 in accordance with an allocation method to be determined by the Court. The allocation of the use of such gallonage shall be within the discretion of each municipality.

Gallonage in the Municipal Growth Reserve which is not actually connected to the system or for which a CP-1 Construction Permit has not been issued prior to December 31, 1990, shall be removed from the Municipal Growth Reserve and shall become available for any purpose.

2. No connection shall be made to the Authority's system unless a Permit shall have first been issued pursuant to the Service Rules of the Authority, as the same may be amended from time to time. All connections shall be in compliance with all regulations of the Authority and the entire length of such connection shall be subject to prior inspection by the Authority.

3. The Court should retain jurisdiction of the case, in order to resolve unanticipated issues or to modify the procedures set forth herein upon a showing of changed circumstances.

4. Recognizing that it is uniquely situated to submit a proposed system for the allocation of the

Municipal Growth Reserve, because it has been receiving all the data submitted by the member municipalities and because it is comprised of representatives from each municipality, the Authority has attempted to develop a fair and balanced allocation proposal. Of all the methods considered, that entitled "Average of All Methods" is considered to be the most preferable.

I hereby certify that the foregoing Resolution was adopted at the regular meeting of the Rockaway Valley Regional Sewerage Authority held on March 13, 1986 on motion of Louis Ruisi seconded by Robert W. Busch, Jr.

ROLL CALL VOTE;

YEAS:

Thomas E. Hopkins
Robert W. Busch, Jr.
Joseph McElroy
John P. Whalen
Louis Ruisi
Herbert Steinberg
Chester F. Ritzer
Barbara Boule

NAYS:

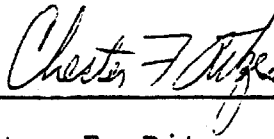
Edward F. Secco

ABSTAIN:

None

ABSENT:

James Delaney



Chester F. Ritzer

Secretary

ROCKAWAY VALLEY REGIONAL SEWERAGE AUTHORITY
WASTEWATER FLOW EVALUATION

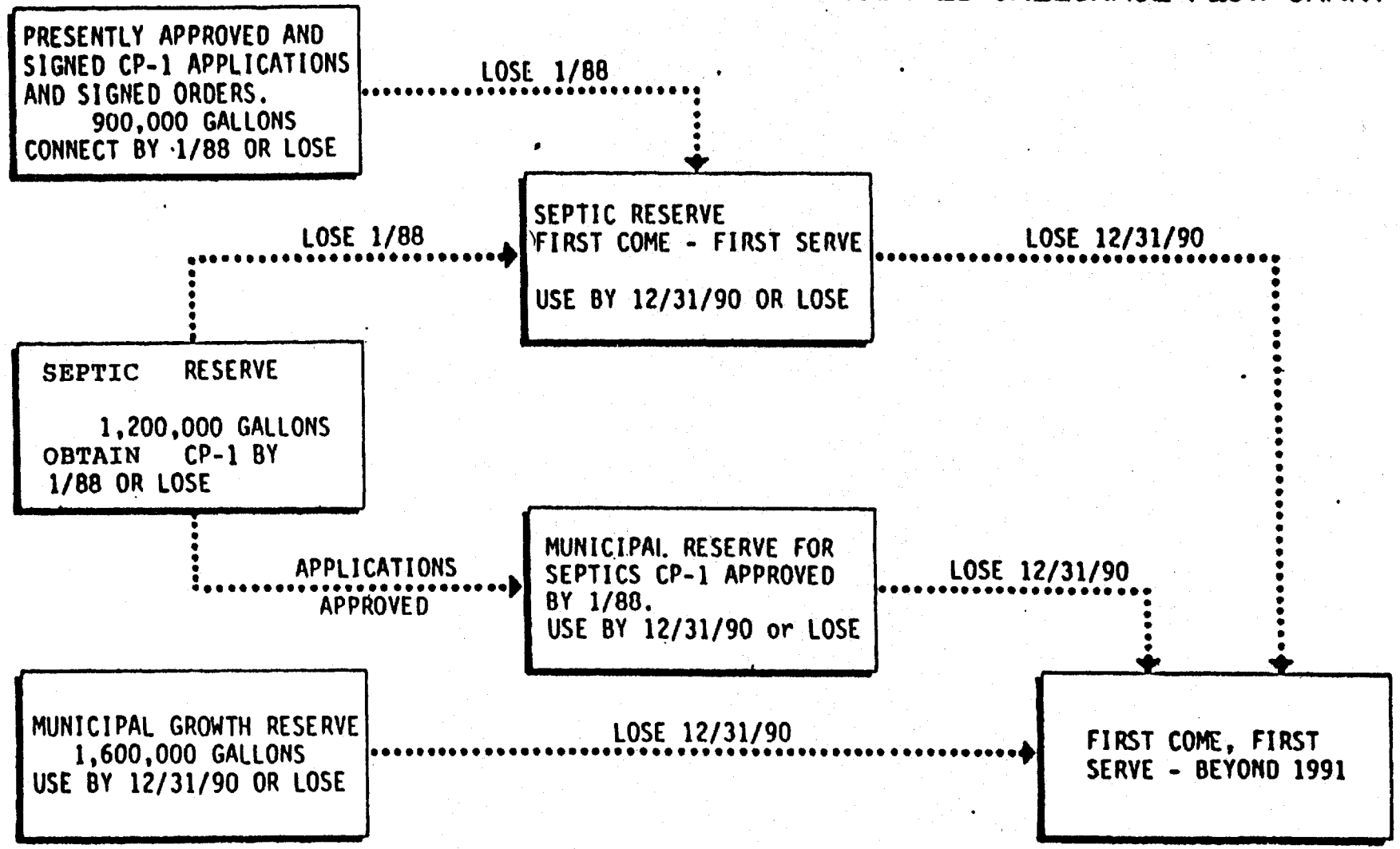
	Design Projection 1987	EIS Projection 2000	1984 Base (a)	1985 Base (a)
EXISTING CONNECTIONS				
Present Theoretical Flow	5.7	6.0	5.9	5.9
Infiltration/Inflow	1.2	1.9	2.4	0.99
Base Plant Flow	6.9	7.9	8.3	6.89
EXISTING DEVELOPMENT				
Approved Extensions (dry)	(b)	(b)	0.08	0.08
Approved Extensions (uninstalled)	(b)	(b)	0.95	0.95
Res./Non-Res. on septics	2.6	2.2	1.54	1.54
Outstanding court orders	-	-	0.16	0.16
SUB-TOTAL	9.5	10.1	11.03	9.62
PROPOSED DEVELOPMENT				
By planning bd./bd. of adjustment Mount Laurel:	} 2.3	} 1.6	.84	.84
Town obligation (20%)			0.49	0.49
Builders' Remedy (80%)			1.97	1.97
Developable Land			+ Future Applications	
Mine Hill	0.2	0.2	0.2	0.2
TOTAL	12.0	11.9	14.53+	13.12+

Note: Annual average flow rate in million gallons per day.

(a) Existing and proposed development projections based on municipalities' responses to RVRSA questionnaires of May, 1985 and August, 1985, and responses to Superior Court of N.J. Court Order dated October 18, 1985 by the Hon. Jacques H. Gascoyne.

(b) Included under "Residential/Non-Residential on septics."

Rockaway Valley Regional Sewerage Authority
RESERVED GALLONAGE FLOW CHART



SCHEDULE B

SUMMARY
METHODS OF DISTRIBUTING 1.6 MGD GROWTH RESERVE

Member Municipalities		Applications Before Planning Boards	Prior Court Allocations	Stipulation of Settlement	E.I.S. Distribution	Vacant Developable Land	Projected Population Growth	Average of all Methods
Town of Boonton	%	2.15	4.12	11.18	2.60	1.37	2.12	3.923
	GAL	34,400	65,920	178,880	41,600	21,920	33,920	62,773
Township of Boonton	%	0	1.22	0.96	4.54	4.40	6.49	2.935
	GAL	0	19,520	15,360	72,640	70,400	103,840	46,960
Township of Denville	%	10.76	18.38	15.93	20.13	9.04	6.59	13.472
	GAL	172,160	294,080	254,880	322,080	144,640	105,440	215,547
Borough of Rockaway	%	1.40	7.14	11.87	2.60	0.73	5.33	4.845
	GAL	22,400	114,240	189,920	41,600	11,680	85,280	77,520
Township of Rockaway	%	57.46	22.30	12.64	42.21	57.46	10.54	33.768
	GAL	919,360	356,800	202,240	675,360	919,360	168,640	540,293
Borough of Victory Gardens	%	1.59	1.39	2.13	0.65	0.01	0.86	1.105
	GAL	25,440	22,240	34,080	10,400	160	13,760	17,680
Township of Randolph	%	11.74	26.12	4.80	16.88	19.86	42.68	20.347
	GAL	187,840	417,920	76,800	270,080	317,760	682,880	325,547
Borough of Wharton	%	0.04	6.94	8.82	3.25	1.53	14.82	5.90
	GAL	640	111,040	141,120	52,000	24,480	237,120	94,400
Town of Dover	%	14.86	12.39	31.67	0.65	0.96	8.48	11.502
	GAL	237,760	198,240	506,720	10,400	15,360	135,680	184,027
Borough of Mine Hill	%	0	0	0	6.49	4.64	2.09	2.203
	GAL	0	0	0	103,840	74,240	33,440	35,253

SCHEDULE C

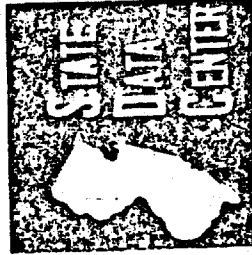
SCHEDULE D

	<u>Boonton</u>	<u>Boonton Twp</u>	<u>Denville</u>	<u>Rockaway Borough</u>	<u>Rockaway Twp</u>	<u>Victory Gardens</u>	<u>Randolph Twp</u>	<u>Wharton</u>	<u>Dover</u>	<u>Picatinny Arsenal</u>	<u>Mine Hill</u>	<u>TOTAL ALLOCATIONS</u>
Septic Program through 1990	168,750	16,650	324,000	7,922	119,084	0	466,807	13,225	0	0	0	1,116,438
CP-1 Application/ Const. Permits, Dry Sewers	0	0	11,090	14,700	441,425	0	15,121	29,100	14,000	220,000	0	745,436
Signed Orders	<u>16,460</u>	<u>4,360</u>	<u>18,597</u>	<u>10,650</u>	<u>34,231</u>	<u>4,687</u>	<u>45,810</u>	<u>12,369</u>	<u>11,890</u>	<u>0</u>	<u>0</u>	<u>159,054</u>
TOTAL ALLOCATIONS	185,210	21,010	353,687	33,272	594,740	4,687	527,738	54,694	25,890	220,000	0	2,020,928

John J. Horn
Commissioner

Brendan Byrne
Governor

New Jersey
Population Per Household
1970 & 1980



State of New Jersey
Department of Labor
DIVISION OF PLANNING AND RESEARCH
Office of Demographic and Economic Analysis
C. N. JRR
Trenton, New Jersey 08625

December 1981

1970 AND 1980 CENSUSES OF POPULATION
HOUSEHOLD AND GROUP QUARTERS POPULATIONS

COUNTY AND MUNICIPALITIES

Morris County

AREA NAME

1970 CENSUS OF POPULATION

1980 CENSUS OF POPULATION

AREA NAME	1970 CENSUS OF POPULATION					1980 CENSUS OF POPULATION				
	TOTAL POPULATION	HOUSEHOLD POPULATION	GROUP QUARTERS POPULATION	OCCUPIED HOUSING UNITS	POPULATION PER HOUSEHOLD	TOTAL POPULATION	HOUSEHOLD POPULATION	GROUP QUARTERS POPULATION	OCCUPIED HOUSING UNITS	POPULATION PER HOUSEHOLD
Boonton town	9,261	9,079	182	2,899	3.13	8,620	8,477	143	3,035	2.79
Boonton township	3,070	3,003	67	889	3.38	3,273	3,126	147	1,040	3.01
Butler borough	7,051	7,014	37	2,064	3.40	7,616	7,595	21	2,567	2.96
Chatham borough	9,566	9,525	41	3,057	3.12	8,537	8,504	33	3,163	2.69
Chatham township	8,093	8,093	0	2,517	3.22	8,883	8,788	95	2,985	2.94
Chester borough	1,299	1,299	0	393	3.31	1,433	1,433	0	469	3.06
Chester township	4,265	4,167	98	1,143	3.65	5,198	5,140	58	1,507	3.41
Denville township	14,045	13,816	229	3,967	3.48	14,380	14,174	206	4,571	3.10
Dover town	15,039	14,934	105	4,818	3.10	14,681	14,431	250	4,901	2.94
East Hanover township	7,734	7,708	26	1,990	3.87	9,319	9,302	17	2,576	3.61
Florham Park borough	9,373*	7,899	195	2,023	3.90	9,359	7,811	1,548	2,357	3.31
Hanover township	10,700	10,632	68	2,910	3.65	11,846	11,819	27	3,553	3.33
Harding township	3,249	3,249	0	977	3.33	3,236	3,236	0	1,102	2.94
Jefferson township	14,122	14,092	30	4,147	3.40	16,413	16,338	75	5,364	3.05
Kinneelon borough	7,600	7,595	5	1,962	3.87	7,770	7,770	0	2,285	3.40
Lincoln Park borough	9,034	8,876	158	2,494	3.56	8,806	8,134	672	2,610	3.12
Madison borough	16,710	15,486	1,224	4,791	3.23	15,357	13,748	1,609	4,878	2.82
Mendham borough	3,729	3,531	198	966	3.66	4,899	4,684	215	1,460	3.21
Mendham township	3,697	3,632	65	1,011	3.59	4,488	4,467	21	1,408	3.17
Mine Hill township	3,557	3,557	0	1,012	3.51	3,325	3,325	0	1,094	3.04
Montville township	11,846	11,618	228	3,042	3.82	14,290	14,112	178	4,016	3.51
Morris township	18,135*	17,490	1,924	4,987	3.51	18,486	17,695	791	5,968	2.96
Morris Plains borough	5,540	5,540	0	1,567	3.54	5,305	5,288	17	1,710	3.09
Morristown town	17,662	17,327	335	6,426	2.70	16,614	15,691	923	6,534	2.40
Mountain Lakes borough	4,739	4,739	0	1,168	4.06	4,153	4,153	0	1,180	3.52
Mount Arlington borough	3,590	3,582	8	1,042	3.44	4,251	4,235	16	1,395	3.04
Mount Olive township	10,394	10,342	52	2,737	3.78	18,748	18,660	88	6,369	2.93
Netcong borough	2,858	2,858	0	846	3.38	3,557	3,547	10	1,297	2.73

BRANDT, HAUGHEY, PENBERTHY & LEWIS
A PROFESSIONAL CORPORATION
COUNSELLORS AT LAW
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HADDONFIELD, N. J. 08033
(609) 428-4333

DAVIS ENTERPRISES
Plaintiff

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
BURLINGTON COUNTY
DOCKET NO. C-635-81

vs.

MOUNT LAUREL MUNICIPAL
UTILITIES AUTHORITY,
Defendant

Civil Action
ORDER

This matter having come before the Court on February 18, 1983, the return date of an Order to Show Cause, and the Court having considered the affidavits, briefs and other matters relevant hereto, including the oral argument of counsel.

IT IS on this 8th day of March, 1983,
ORDERED that:

1. The defendant, Mt. Laurel Municipal Utilities Authority shall take all appropriate steps necessary, including the construction of additional sewer facilities if necessary, to provide the plaintiff with the 91,200

gallons per day sewer capacity to service the plaintiff's mobile home park.

2. The defendant, Mt. Laurel Municipal Utilities Authority, shall advise this Court in writing on a regular basis, not less frequently than every 15 days, of the steps that it has undertaken to provide sewer capacity to the plaintiff, and including steps that it has taken to reduce infiltration into its system.

3. It is further Ordered that counsel for the plaintiff forthwith request from the Department of Environmental Protection, subject to the Department's available personnel and resources, a written report:

(a) advising the Court as to the current status of the sewer facilities operated by the Mt. Laurel Municipal Utilities Authority, the outstanding sewer connection permits, the gallonage per day deemed committed but not yet used and the status of the sewer extension main permit application for the plaintiff's property, SC-82-3487-4;

(b) advising the Court as to the impediments, if any, to the issuance of the sewer extension main permit for the plaintiff, SC-82-3487-4; and

(c) advising what steps can be appropriately taken to expedite approval of the pending application.

4. As soon as the defendant, Mt. Laurel Municipal Utilities Authority, has adequate capacity available for

the plaintiff, it shall return the sewer main extension application to the New Jersey Department of Environmental Protection with the appropriate resolution of the Mt. Laurel Municipal Utilities Authority certifying that it has such sewer capacity and provide the Department of Environmental Protection with such other data as is requested by that agency and make such other determinations as are required by the Department of Environmental Protection.

5. Until such time as the New Jersey Department of Environmental Protection shall have issued a sewer main extension permit for the plaintiff's mobile home park development, the defendant, Mt. Laurel Municipal Utilities Authority, its agent and employees, are restrained from:

(a) processing any further applications for sewer main extensions; and

(b) issuing any sewer connection permits for any individual structures, construction of which commenced after February 2, 1983.

6. Upon the issuance of sewer main extension permit #SC-82-3487-4, the provisions of Paragraphs 2, 3, 4 and 5 shall automatically dissolve and terminate.

7. After the issuance of the sewer main extension permit by the New Jersey Department of Environmental Protection for the plaintiff's mobile home park, the defendant, Mt. Laurel Municipal Utilities Authority, is

ordered to reserve and retain sewer capacity so as to permit the connection of the plaintiff's mobile home park into the Mt. Laurel Municipal Utilities Authority's sewer system. Prior to permitting additional connections to its sewer system, the Mt. Laurel Municipal Utilities Authority or its Executive Director shall make a specific finding prior to each such connection, that such connection will not violate the provisions of this Order. Periodically, but not less than monthly, the Mt. Laurel Municipal Utilities Authority shall advise the Court and counsel for the plaintiff of the status of available sewer capacity and additional permits and connections to the Municipal Utilities Authority's system since February 2, 1983.

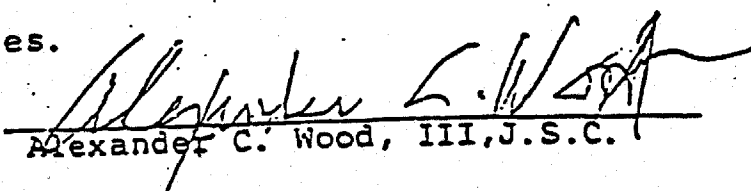
8. In order to encourage the development of the mobile home park as quickly as is reasonably feasible, IT IS ORDERED that:

(a) the plaintiff report to this Court periodically, but not less than every two months, as to the status of the project, including issuance of permits, action on applications, if any, for subsidies and impediments, if any, to the construction of the mobile home park;

(b) if 10% of the mobile home units are not erected within one year from the date of this Order, any party may apply on notice to all other parties for modification of the provisions of this Order.

9. The provisions of this Order shall supersede the temporary Restraining Order and Order to Show Cause dated February 2, 1983.

10. IT IS FURTHER ORDERED that nothing contained in this Order shall prohibit Tedco Equities from tying in its buildings which are serviced through the Cherry Hill Township sewer facilities.


Alexander C. Wood, III, J.S.C.

SUBMITTED UNDER THE FIVE-DAY RULE.

PAPERS CONSIDERED:

- Notice of Motion
- Movant's Affidavits
- Movant's Brief
- Answering Affidavits
- Cross-Motion
- Movant's Reply
- Other