

AD.

Sept. 8, 1978

Letter from Lindhlooms to Hill re revised Table to replace  
Table One in 1977 Report "Land Use and Zoning Ordinance"

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CARL LINDBLOOM, AIP  
URBAN PLANNING, DESIGN, AND HOUSING CONSULTANT

September 8, 1978

Henry A. Hill, Jr. Esquire  
Mason, Griffin & Pierson  
201 Nassau Street  
P.O. Box 391  
Princeton, New Jersey 08540

Re: Allan-Deane Corporation vs.  
Township of Bedminster

Dear Henry:

As requested, I have recalculated (by planimeter) the acreage in each zone district using the new zone map prepared by Township Engineer John Cilo. The new figures are enclosed and should replace Table One in my December, 1977 report entitled: "Land Use and Zoning Analysis". As you can see, the major change is in the R-3 and C zones; the reason being a change in the definition of floodway on the new map.

I have also enclosed a completely revised Table Three from my December, 1977 report, based on the new zone district map and revised area calculations. Many of these changes are minor and reflect the new zone district lines as drawn by John Cilo.

I have not revised the entire report; it was accurate for the 1977 Ordinance and is still generally valid for the 1978 Ordinance. It can be updated using my new figures to analyze the 1978 Ordinance, but I understand you do not feel a new report is necessary.

You also asked me to update my calculations in paragraphs 12 and 13 of my March 15, 1977 Affidavit, and my Appendix A calculations for the 1978 Zoning Ordinance. In that Affidavit I pointed out that the 1973 Ordinance permitted 1,794 multi-family units and the 1977 Ordinance permitted a hypothetical maximum of 1,516 units or 15% fewer units. My enclosed calculation for the 1978 Ordinance indicates that only 1,473 multi-family units are theoretically possible. This is 321 units or almost 18% fewer than were permitted by the 1973 Ordinance. Although the 1978 Ordinance has increased the CRC units from 300 to 600, it should be noted that only 300 of these units can be built as of right.

Henry A. Hill, Jr., Esquire  
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The second 300 units require some determinations by the Planning Board as to need, availability of infrastructure, etc. before they can be approved. In effect, the additional 300 units are conditional upon the Planning Board making future policy decisions and are not permitted at this time. Thus, the actual number of multi-family units permitted at this time is only 1,173.

This new calculation for multi-family units is based on the revised regulations for Village Neighborhoods and Compact Residential Clusters in the R-20 zone - the only zone district in which such uses are permitted. "Twin" or duplex homes are permitted in Open Space Clusters in zones R-3, R-6, R-8 and R-20, but are unlikely to be built in the R-3 zone and would require very low densities in the other zones.

Very truly yours,



Carl Lindbloom

Enclosures

SEPTEMBER, 1978

BEDMINSTER TWP. ZONE ORD.  
(PAGE 2)

MULTI-FAMILY COUNT (MAX.) FOR R-20 ZONE

R-20 HAS TOTAL OF 187.58 UNDEVELOPED ACRES  
LESS 58.94 ACRES IN 4 CRC'S  

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128.64 ACRES FOR VN

128.64 VN ACRES X 6.79 UNITS/ACRE = 873 UNITS

SUMMARY:

600 UNITS IN 4 CRC'S ON 58.94 ACRES  
873 UNITS IN VN'S ON 128.64 ACRES  

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1473 TOTAL UNITS ON 187.58 ACRES

Carl Lindbloom

SEPT. 7, 1978

SEPTEMBER, 1978  
 BEDMINSTER TWP. ZONE ORD.  
 (PAGE 1)

UNIT MIX FOR VILLAGE NEIGHBORHOOD AND  
 COMPACT RESIDENTIAL CLUSTER CALCULATIONS:

<u>UNIT TYPE</u>	<u>MIX*</u>	<u>(SQUARE FT./UNIT)</u>		
EFF. @	20%	$500 + 50 + 200$	(750)	= 150
1 BR @	20%	$600 + 60 + 200$	(860)	= 172
2 BR @	30%	$900 + 90 + 400$	(1390)	= 417
3 BR @	20%	$1200 + 120 + 400$	(1720)	= 344
4 BR @	10%	$1450 + 145 + 400$	(1995)	= 200
				<hr/>
				1,283 SQ. FT.
				(AVERAGE PER UNIT)

\*SELECTED FOR MAXIMUM DENSITY

VN DENSITY

R-20 FAR = 8,712 SQ. FT. / GROSS ACRE

$$\frac{8,712}{1,283} = \underline{\underline{6.79 \text{ UNITS / ACRE}}}$$

CRC DENSITY

CRC FAR (30%) = 13,068 SQ. FT. / GROSS ACRE

$$\frac{13,068}{1,283} = \underline{\underline{10.18 \text{ UNITS / ACRE}}}$$

$$\frac{600 \text{ MAXIMUM UNITS}}{10.18 \text{ UNITS / ACRE}} = 58.94 \text{ ACRES}$$

CARL LINDBLOOM, AIP  
URBAN PLANNING, DESIGN, AND HOUSING CONSULTANT

CURRENT ZONE ACREAGE  
BEDMINSTER TOWNSHIP, NEW JERSEY  
AUGUST, 1978

<u>ZONE DISTRICT</u>	<u>ACRES IN ZONE</u>	<u>% OF TOWNSHIP IN ZONE</u>
R-3	13,223.25	77.38
R-6	319.82	1.87
R-8	248.40	1.45
R-20	280.28	1.64
B	79.61	.74
R-0	187.16	1.10
CRITICAL	<u>2,749.48*</u>	<u>16.09</u>
	17,088.00 (26.70 sq. mi.)	100.00%

SOURCE: 1978 TOWNSHIP ZONING MAP  
(SCALE 1"=800')  
PLANIMETER CALCULATIONS BY CARL LINDBLOOM  
(STREET AND WATER AREAS INCLUDED)

\* 1,119.22 acres in steep slope  
1,630.26 acres in floodway

TABLE 3

EXISTING LAND USE BY ZONE DISTRICT -- BEDMINSTER TOWNSHIP, NEW JERSEY -- ~~DECEMBER 1977~~ **August 1978**  
ACRES OF USE BY ZONE DISTRICT

ZONE USE	R-20	R-8	R-6	R-3	C	BUS.	R.O.	TOTALS	% Of Total
RESIDENTIAL	28.83 ✓	<del>103.91</del> 101.05 ✓	<del>228.87</del> 186.73	<del>1,612.24</del> 1664.05	<del>455.39</del> 445.39	<del>20.31</del> 23.50	----	2,449.55 ✓	14.3 ✓
BUSINESS	<del>12.54</del> 5.14	1.74 ✓	<del>2.00</del> 1.00	9.97	2.41	<del>29.39</del> 25.41	----	45.67 ✓	0.3 ✓
OFFICE	----- ✓	1.19 ✓	<del>1.06</del> .53	----- ✓	<del>67.80</del> 45.54	4.93 ✓	<del>146.00</del> 143.16	<del>220.98</del> 195.35	<del>1.3</del> 1.2
COMMUNITY SERVING	<del>19.07</del> 12.49	<del>9.76</del> 5.88	<del>4.50</del> 1.44	<del>273.80</del> 286.02	143.96 ✓	<del>1.05</del> 2.35	7.93 ✓	460.07 ✓	2.7
GOLF COURSE	-----	-----	-----	66.19 ✓	49.21 ✓	-----	----- ✓	115.40 ✓	0.7
STREETS	<del>30.13</del> 46.24	15.88 ✓	<del>33.25</del> 25.82	<del>791.67</del> 798.41	<del>58.30</del> 53.70	<del>10.23</del> 8.99	<del>26.21</del> 16.63	965.67 ✓	5.6
TOTAL DEVELOPED	<del>90.57</del> 92.70	<del>132.40</del> 125.74	<del>269.68</del> 215.52	<del>2,743.90</del> 2,824.64	<del>774.66</del> 740.21	<del>65.91</del> 65.18	<del>180.14</del> 167.72	<del>4,257.34</del> 4,231.71	<del>24.9</del> 24.8
AGRICULTURAL	<del>71.25</del> 74.18	<del>65.91</del> 70.51	<del>36.20</del> 28.65	<del>8,419.59</del> 8,934.29	<del>1,957.89</del> 1,493.65	<del>9.55</del> 9.98	<del>18.36</del> 16.75	<del>10,576.75</del> 10,628.01	<del>61.9</del> 62.2
VACANT	<del>99.85</del> 113.40 ✓	<del>113.97</del> 52.15	<del>56.69</del> 75.65	<del>1,449.60</del> 1,464.32	<del>599.35</del> 515.62	4.45 ✓	2.69	<del>2,253.91</del> 2,228.28	<del>13.2</del> 13.0
TOTAL AREA	<del>261.67</del> 280.28	<del>240.36</del> 248.40	<del>362.57</del> 319.82	<del>12,613.09</del> 13,223.25	<del>3,331.90</del> 2,749.48	<del>79.91</del> 79.61	<del>198.50</del> 187.16	<del>17,088.00</del> 17,088.00	100.0
% VACANT AND AGRICULTURAL	<del>55%</del> 67%	<del>45%</del> 49%	<del>26%</del> 33%	<del>78%</del> 79%	<del>77%</del> 73%	<del>17%</del> 18%	<del>9%</del> 10%	75% ✓	---

SOURCE AND METHODOLOGY: See Tables 1 and 2.