

- Fair Share Housing Analysis for Bedminster Township, NJ
- Proposed Rezoning
- Cover letter: material submitted in response to the suggestions offered by court appointed master, George M. Raymond

pg. 27.

Notes: Fair Share Report

AD0000042F

FAIR SHARE HOUSING ANALYSIS
BEDMINSTER TOWNSHIP, NEW JERSEY

FAIR SHARE HOUSING ANALYSIS
BEDMINSTER TOWNSHIP, NEW JERSEY

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FAIR SHARE HOUSING ANALYSIS BEDMINSTER TOWNSHIP

INTRODUCTION

According to the Decision of the New Jersey Supreme Court known as "Mt. Laurel II" of January 20, 1983, every municipality in the State has a constitutional obligation to provide opportunities for affordable housing. However, in the Decision, the Court distinguishes between municipalities in "growth areas" and outside "growth areas" in determining the nature of this housing obligation. Municipalities located outside "growth areas", as delineated in the State Development Guide Plan (SDGP) of the New Jersey Department of Community Affairs, are obligated only to provide affordable housing to meet the needs of their resident poor (indigenous housing need). Municipalities within "growth areas" on the SDGP are obligated to provide not only for the present needs of the resident poor, but also for their fair share of the future need for affordable housing in the housing region of which they are a part (prospective housing need).

The Court Decision also states that "Mount Laurel litigation will ordinarily include proof of the municipality's fair share of low and moderate income housing in terms of the number of units needed... 'Numberless' resolution of the issue... will be insufficient." (p.28)

As indicated on Plate 1, a small portion of Bedminster Township is designated as a "growth" area on the State Development Guide Plan; i.e., the corridor along State Route 202-206 in the easternmost portion of the municipality. The Township's Mt. Laurel housing obligation, therefore, includes its indigenous need, its fair share of the region's prospective housing need, and its fair share of the regions's "surplus" present housing need.

In its efforts to establish a definitive methodology for calculating a "growth" municipality's "fair share" housing obligation (indigenous need, plus prospective, plus "surplus" present), Judge Serpentelli's Court has received a report from the Court appointed expert in the Middlesex County-Urban League consolidated litigation. The report represents a consensus among the various professional planners involved in the litigation. This "fair share" housing analysis utilizes the agreed upon methodology in determining Bedminster's "fair share" housing obligation.

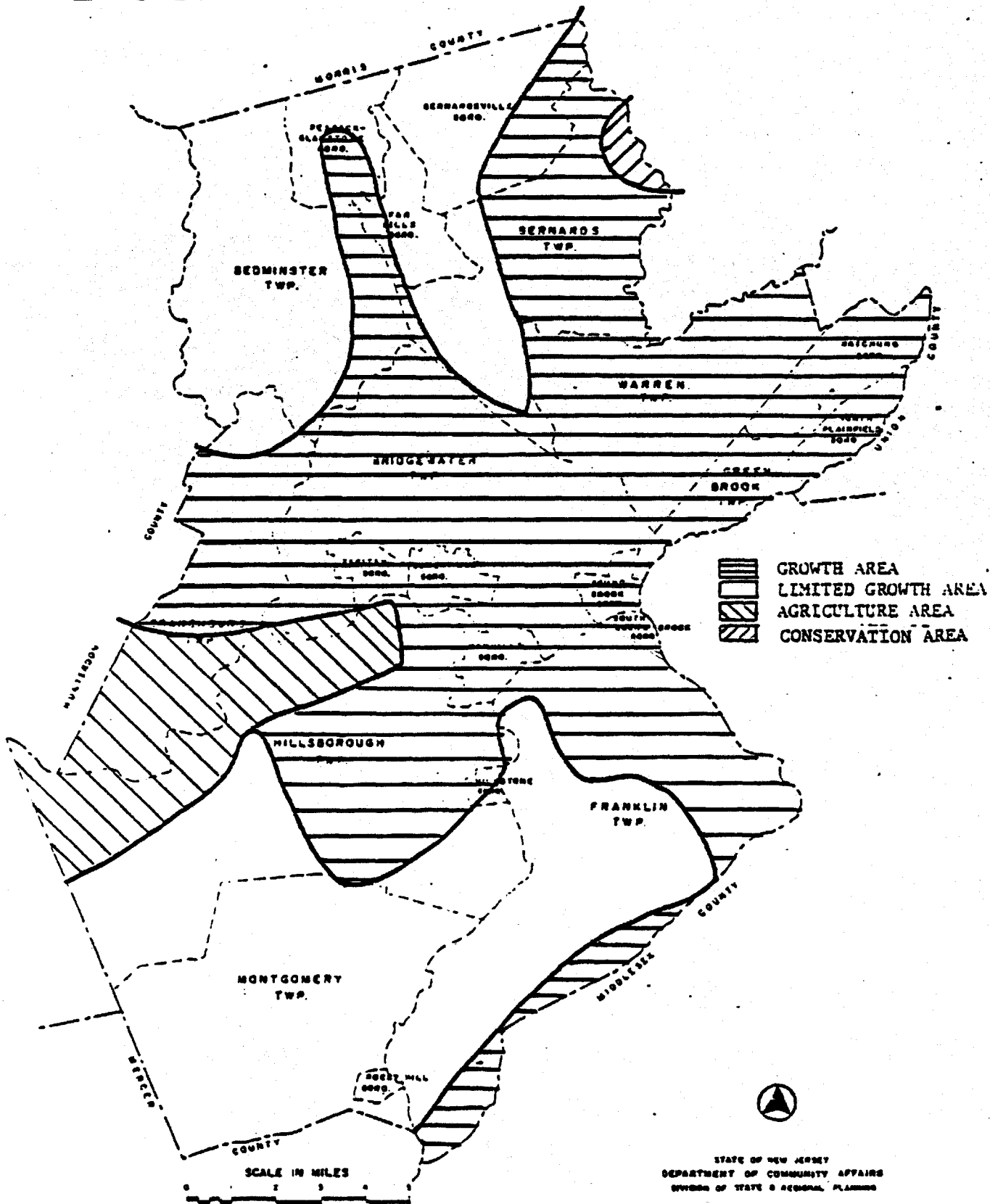
Summarily, indigenous need is to be determined from 1980 Census data on local housing conditions; prospective need is to be the Township's share of projected household growth in a 'commutershed' region around the municipality; and present need is based on the redistribution of some of the indigenous need in a predetermined housing region.

The Township's total Mt. Laurel housing obligation, combining the three (3) components, is 819 low and moderate income housing units, to be provided by 1990. The following sections describe the specific procedures for determining each component of the Township's "Mt. Laurel II" housing obligation.

Note: All page citations herein refer to the New Jersey Supreme Court Opinion of January 20, 1983, known as "Mt. Laurel II".

SOMERSET COUNTY

State Development Guide Plan



STATE OF NEW JERSEY
 DEPARTMENT OF COMMUNITY AFFAIRS
 DIVISION OF STATE & REGIONAL PLANNING

INDIGENOUS HOUSING NEED

The Mt. Laurel II Decision states that every municipality in New Jersey is responsible for meeting its indigenous housing need. The language of the Court references two components of indigenous need, including dilapidated housing and overcrowded housing units.

The planners agreed to endorse a definition of indigenous need to be the sum of three substandard housing indicators in the 1980 Census: 1) over-crowded units; 2) units lacking complete plumbing facilities for the occupants' exclusive use; and, 3) units without adequate heating (adequate heating is defined as either central heating or room heaters with flue). The specific Census data used eliminates overlap among the three (3) categories. The total number is then multiplied by a factor of 82%, based upon the assumption derived from various housing studies that approximately eighty-two percent (82%) of all substandard housing units are occupied by low and moderate income households. Plate 2 tabulates the indigenous housing need in Bedminster Township, and indicates a total indigenous need of thirty-seven (37) units.

REGIONAL PROSPECTIVE HOUSING NEED

The second component of the Township's Mt. Laurel housing obligation is its share of prospective (future) housing need in the region. This represents housing need generated by household growth in the region, from both additional jobs created and demographic changes.

The Mt. Laurel II Decision discusses three (3) separate issues to be resolved in determining a municipality's fair share of regional prospective housing need: 1) identifying the relevant housing region; 2) determining the region's total prospective housing need; and, 3) allocating this housing need to the municipalities in the region (p.80). The following sections detail the procedures endorsed by the planners for each step in calculating the total prospective regional housing need and allocating the need among the municipalities in the region.

DEFINING THE HOUSING REGION FOR PROSPECTIVE NEED

The Mt. Laurel II Decision cites the Court's previous approval of the definition of region in the Oakwood v. Madison case: "that general area which constitutes, more or less, the housing market area of which the subject municipality is a part, and from which the prospective population of the municipality would be drawn, in the absence of exclusionary zoning." (p.92) Since most families choose their housing to be near employment, the housing market region for a given municipality may be defined by employment opportunities within a reasonable time-distance commuting radius from the municipality.

Although the planners recognized a thirty (30) minute commuting trip as a reasonable basis for delineating a housing market region, it was necessary to use entire counties as the region in order to use population projections and other data available only on a county-by-county basis. Therefore, if part of a county was in the thirty (30) minute commutershed, the entire county was included in the region.

PLATE 2

Indigenous Housing Need
Bedminster Township, New Jersey

Overcrowded Units (1)	6
Occupied Units Lacking Complete Plumbing For Exclusive Use (2)	9
Occupied Units Lacking Adequate Heating (3)	<u>30</u>
Total Indigenous Need:	45
 Indigenous Housing Need Assigned to Low and Moderate Income Households (82% of total)	 37

- SOURCES: (1) U. S. Census, 1980, STF-1 Series,
Characteristics of Households and Families,
Table 18.
- (2) U. S. Census, 1980, STF-1 Series,
Characteristics of Housing Units,
Tables 13 and 15.
- (3) U. S. Census, 1980, STF-3 Series,
Sheet XII, Table 35 and Sheet X, Table 17.

Plate 3 indicates that the 30 minute commuting region around Bedminster Township includes eighty-six (86) municipalities in six (6) counties. Appendix A lists the municipalities in the region and describes the procedures used to delineate it. As noted, the region for determining and allocating prospective need to Bedminster Township consists of Somerset, Essex, Hunterdon, Middlesex, Morris and Union Counties.

DETERMINATION OF PROSPECTIVE HOUSING NEED

Prospective housing need for the time period 1980-1990 is determined by converting the projected population growth in the six (6) county prospective housing region to projected household growth. The projections used are those issued in 1983 by the State Department of Labor and Industry. Specifically, the State prepared two (2) sets of projections, one based on demographic trends (Model 2) and the other modifying demographic trends with economic projections (Model 1). Since the projections are substantially different in some counties, and since the State considers both projections valid, prospective housing need is based upon an average of the two models. The resulting projected population is then converted to projected households using age-related conversion factors ("headship rates") used by the Rutgers Center for Urban Policy Research in its "Mt. Laurel II: Challenge and Delivery of Low-Cost Housing" report. Plate 4 tabulates the population and household projections for the Bedminster six (6) county prospective need region.

Next, the projected growth in total households in the region is reduced to a projection of "low" and "moderate" income households only by applying two (2) additional adjustment factors. First, an increase of three percent (3%) to the total projected household growth is applied, thereby allowing for the necessary vacant units in a properly functioning housing market and for the anticipated loss of existing units during the projection period. Secondly, the proportion of the total projected households anticipated to be needed for low and moderate income households must be applied, and the factor of 39.4% was used, since this was the percentage of 1980 households in New Jersey whose income was eighty percent (80%) or less of the statewide median income level (the accepted definition of "low" and "moderate" income in Mt. Laurel litigation).

Plate 5 shows the resulting low and moderate income prospective housing need for the six (6) county region; i.e., 50,484 low and moderate income housing units are needed in the region between 1980 and 1990.

ALLOCATION OF PROSPECTIVE HOUSING NEED

The Mt. Laurel II Decision offers the following "suggestions" (the Court's word) for determining a municipality's "fair share" of the prospective regional housing need: "Formulas that accord substantial weight to employment opportunities in the municipality, especially new employment accompanied by substantial ratables, shall be favored; formulas that have the effect of tying prospective lower income housing needs to the present proportion of lower income residents to the total population of a municipality shall be disfavored; formulas that have the effect of unreasonably diminishing the share because of a municipality's successful exclusion of lower income housing in the past shall be disfavored". (p.93)

PLATE 3

PROSPECTIVE HOUSING NEED REGION
BEDMINSTER TOWNSHIP, NEW JERSEY

(Please see accompanying Display Board)

PLATE 4

Projected Household Growth in Prospective Housing Need Region
Bedminster Township, New Jersey

	<u>Projected Population 1990 (1)</u>	<u>Projected Households 1990 (2)</u>	<u>Existing Households 1980 (3)</u>	<u>Projected Household Growth</u>
Somerset County	224,250	89,682	67,368	22,314
Essex County	787,250	287,010	299,934	-12,924
Hunterdon County	99,700	37,858	28,515	9,343
Middlesex County	645,600	245,989	196,708	49,281
Morris County	442,900	171,693	131,820	39,873
Union County	<u>497,250</u>	<u>194,487</u>	<u>177,973</u>	<u>16,514</u>
Total Region	2,696,950	1,026,719	902,318	124,401

- SOURCE:
- (1) New Jersey Revised Population Projection 1985-2000, N. J. Department of Labor & Industry, July 1983. (Average of Model 1 and Model 2 projections).
 - (2) Headship conversion factors in Mount Laurel II, Challenge & Delivery of Low Cost Housing, Center for Urban Policy Research.
 - (3) U. S. Census, 1980.

PLATE 5

Prospective Regional Housing Need, 1980 - 1990
Bedminster Township, New Jersey

Projected Household Growth, 1980-1990:	124,401
Additional Units for Vacancy and Loss (3%):	<u>3,732</u>
Total Prospective Housing Need:	128,133 units

PROSPECTIVE LOW AND MODERATE INCOME HOUSING NEED: 50,484 units
(39.4% of total housing need)

Accordingly, the planners endorsed a "fair share" allocation formula for prospective housing need based on four (4) factors: 1) the portion of the region's total growth area located within the Township; 2) the Township's share of current total covered employment in its region; 3) the Township's share of employment growth in its region during the past ten (10) years; and 4) the ratio of median household income in the Township vs. that in the region for 1980. It should be noted that, within the defined six (6) county region, municipalities which have no land designated as a "growth" area on the State Development Guide Plan and certain 'Urban Aid' municipalities (see Appendix B) were excluded from the housing allocation process.

Plate 6 summarizes the four (4) allocation factors as they pertain to Bedminster Township.

The first factor in the fair share allocation is the proportion of the region's total "growth" area in Bedminster Township. This was determined from "growth" area tabulations in the State Development Guide Plan for each of the counties comprising the housing region. The "growth" area acreage in the selected Urban Aid municipalities was deducted from the regional total.

Within the six (6) county prospective housing need region defined for Bedminster Township, a total of 490,825 acres was calculated as "growth" area, of which 2,918 acres are in Bedminster. The Township's "fair share" allocation based on this factor, therefore, is 0.594% of the projected regional housing need.

Factor 1:	Growth area in Township:	<u>2,918</u> acres
	Growth area in region:	<u>490,825</u> acres
	Percent share:	<u>0.594%</u>

The second allocation factor is the Township's share of total employment in the region. This allocates housing to municipalities in accordance with their ability to provide jobs. A large employment base also indicates that a municipality has existing infrastructure, i.e., public utilities, transportation facilities and municipal services, as well as a substantial ratable base. Again the regional figure for employment does not include employment in municipalities outside the "growth" area nor in the selected Urban Aid municipalities.

In 1982, the most recent year for which employment data is available, Bedminster Township had 3,974 private sector covered jobs, a 0.541 percent share of the 734,998 private sector covered jobs calculated for the six (6) county commuting region.

Factor 2:	Employment in Township (1982):	<u>3,974</u> jobs
	Employment in region:	<u>734,998</u> jobs
	Percent share:	<u>0.541%</u>

The third allocation factor is the Township's share of the region's employment growth, in accordance with the Court's support of allocation formulas which give "substantial weight to employment opportunities...especially new employment

PLATE 6

"Fair Share" Allocation of Prospective Housing Need
Bedminster Township, New Jersey

Township Share Of Region's Average Annual Job Growth 1972-1982 (1):	2.295%
Township Share Of Region's Jobs, 1982 (1):	0.541%
Township Share Of Region's "Growth" Area (2):	0.594%
Income Allocation Factor (3):	<u>1.360%</u>
Weighted 'Fair Share' Allocation:	1.197%
Regional Prospective Housing Need 1980-1990:	50,484 units
Township 'Fair Share' Allocation:	604 units
Township Adjusted 'Fair Share' Allocation (+20%):	<u>725 units</u>

- SOURCE: (1) Covered Employment Trends, N. J.
Department of Labor and Industry,
1972 and 1982.
- (2) State Development Guide Plan, N. J.
Department of Community Affairs, 1980.
- (3) U. S. Census of Population, 1980.

accompanied by substantial ratables..." (p.93) The "fair share" factor is determined from the growth in private sector covered employment between 1972 and 1982, since 1982 is the most recent year for which data is available and 1972 is the earliest year in which the definition of covered jobs is consistent with current years. The annual job growth each year from 1972 to 1982 was statistically adjusted to establish a trend-line average. Again, the regional figure for employment does not include employment in municipalities outside the "growth" area nor in the selected Urban Aid municipalities.

Average annual employment growth in Bedminster Township between 1972 and 1982 was +504 jobs and average annual employment growth in the region was 21,961 jobs, for a "fair share" allocation to Bedminster of 2.295 percent.

Factor 3:	Average annual employment growth in Township (1972-82):	<u>+494</u> jobs
	Average annual employment growth in region:	<u>+21,961</u> jobs
	Percent share:	<u>2.295%</u>

The fourth allocation factor is determined by comparing the average annual income in the Township vs. the average annual income in its prospective housing need region. The ratio of municipal to regional median household income in 1980 is multiplied against the average of the first three (3) allocation factors, and the resulting number is used as the fourth allocation factor. Thus, if a municipality's median income is the same as its region, its allocation will remain the same; if higher, it will be increased and, if lower, it will be decreased.

Factor 4:	Median household income in Township (1980):	\$29,518.
	Median household income in region (1980):	\$24,893.
	Ratio, Township to region:	1.19
	Average of first three (3) factors:	1.143%
	Income allocation factor (1.19 x 1.143%):	1.360%

Assigning equal weight to each of the four (4) factors, the resulting "fair share" allocation for Bedminster is 1.197% percent of the prospective housing need projected for the six (6) county region. Moreover, the planners endorsed an increase of twenty percent (20%) to the total need allocation, in order to account for the anticipated lack of vacant land in some of the region's municipalities which requires their fair share to be redistributed elsewhere.

DETERMINATION OF SURPLUS PRESENT HOUSING NEED

The third component of the Township's housing obligation is its share of the region's 'surplus' present housing need. As previously noted, the "Mt. Laurel II" Decision states that every municipality in the State of New Jersey is responsible for meeting its indigenous housing need; i.e., ". . . a realistic opportunity for decent housing for at least some part of its resident poor who now occupy dilapidated housing." (p.26) As calculated from 1980 Census data, Bedminster Township's indigenous housing need is thirty-seven (37) dwelling units.

However, the "Mt. Laurel II" Decision also states that a municipality's "present" lower income housing need, comprised of dilapidated and overcrowded units, may be more than its "fair share" obligation. In such a case, the Court suggests that municipalities located within "growth areas" are obligated to provide housing units, in addition to their indigenous need, in order to satisfy the surplus present housing need in the region that cannot fairly be satisfied within those municipalities currently overburdened by a disproportionate number of dilapidated and overcrowded housing units.

Specifically, the Court states: "Municipalities located in "growth areas" may, of course, have an obligation to meet the present need of the region that goes far beyond that generated in the municipality itself; there may be some municipalities, however, in growth areas where the portion of the region's present need generated by that municipality far exceeds the municipality's fair share. The portion of the region's present need that must be addressed by municipalities in growth areas will depend, then, on conventional fair share analysis, some municipality's fair share being more than the present need generated within the municipality and in some cases less." (p.72)

In order to appropriately redistribute the 'surplus' present need, the planners established a different region from the one used to allocate the prospective housing need. In order to ensure that the present need regions used for calculation purposes are balanced, with extensive substandard housing conditions on the one hand and areas with sufficient available land on the other, the planners established four (4) fixed regions in the State for purposes of calculating and distributing the 'surplus' present housing need (see Plate 7). Bedminster Township is located in an eleven (11) county region; therefore, the Township's share of the 'surplus' housing need, over and above its own indigenous need, is based on the present housing need generated within that region.

Plate 8 tabulates the present indigenous housing need for each municipality in the eleven (11) county region. Plate 8 also tabulates the total number of housing units within each municipality. It is the percentage ratio of total substandard housing units in the region versus the total number of housing units in the region that becomes a municipality's "fair share" cap. For the eleven county region, the cap is 6.4 percent. The basic premise is that a municipality's "fair share" of indigenous housing need should not be more than the current proportion of substandard to total units within the defined region. Therefore, in those municipalities whose proportion of the region's total indigenous housing need is larger than its proportion of the region's total housing stock, a 'surplus' of present housing need is generated. The total surplus is then distributed to the other municipalities in the region which are located in "growth" areas excepting, in any case, the selected "Urban Aid" municipalities within the region (see Appendix B).

PLATE 7

Present Housing Need Regions

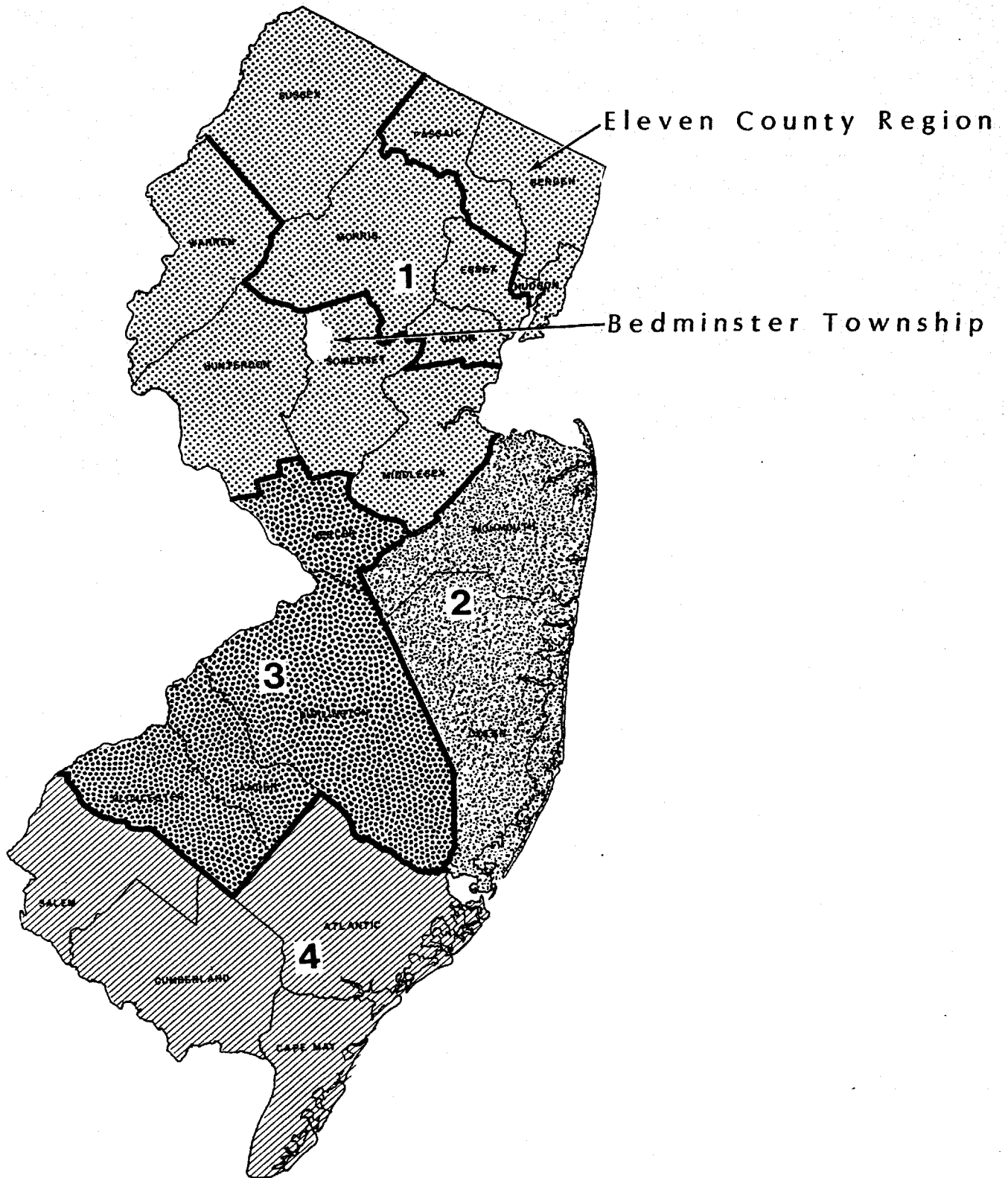


PLATE 8

**SURPLUS PRESENT NEED:
ELEVEN COUNTY HOUSING REGION**

(Please see accompanying Display Board)

As noted on Plate 9, fifty-nine (59) municipalities within the Bedminster Township present need region have a 'surplus' of present housing need and the total surplus for the region is 35,014 dwelling units. This total is inflated by three percent (3%) to allow for necessary vacant units, thereby providing a total surplus of 36,064 units.

ALLOCATION OF SURPLUS PRESENT HOUSING NEED

The 34,064 'surplus' present housing need within the eleven (11) county present need region must be allocated among the municipalities in the region. Because the dwelling units represent existing households functioning as part of existing neighborhood and community networks, the method of allocating the housing units must consider the well-being of the people involved. Moreover, since the identification and allocation of prospective households within the region is specifically linked to the projected employment growth within the region and, therefore, contemplates the full absorption of the projected jobs, the method chosen for allocating the surplus present need units should not have the effect of displacing people from their homes and forcing them to move to distant places where they will be separated from friends, relatives and acquaintances and where there may not be sufficient job opportunities.

However, it can be assumed that some households will desire to change their environment; therefore, any method of allocating surplus present housing need should disperse the affected households to the extent that a housing marketplace will be created where individual households can find housing of their choice in locations of their choice.

Accordingly, the planners have endorsed the reallocation of 'surplus' present need in the region based on three (3) criteria: 1) the municipality's share of the region's current employment (1982); 2) the municipality's share of the region's "growth" area; and 3) the ratio of median household income in the Township vs. that in the region for 1980. Again, it should be noted that the regional employment figures do not include municipalities outside the "growth" area or the selected Urban Aid municipalities.

Each municipality's allocation is then increased by twenty percent (20%) to account for the anticipated lack of vacant land in some of the region's municipalities; thereby requiring their "fair share" to be redistributed elsewhere in the region.

Plate 10 tabulates the "fair share" allocation of the 'surplus' present housing need to Bedminster Township. As indicated, the Township's share is 170 units.

PLATE 9

Surplus Present Need
Eleven County Housing Region

Bergen County

Fairview	33
Garfield	188
Wallington	8
	<u>229</u>

Essex County

East Orange	1,165
Irvington	425
Newark	11,406
Orange	515
	<u>13,511</u>

Hudson County

Bayonne	352
East Newark	31
Guttenberg	68
Harrison	203
Hoboken	2,141
Jersey City	4,921
North Bergen	167
Union City	1,732
Weehawken	146
West New York	957
	<u>10,718</u>

Hunterdon County

Alexandria	13
Bethlehem	5
Califon	5
East Amwell	12
Glen Gardner	1
Kingwood	36
Lambertville	43
Lebanon Township	58
Union	1
	<u>174</u>

Middlesex County

New Brunswick	701
Perth Amboy	762
	<u>1,463</u>

Morris County

Dover	36
Jefferson	47
Victory Garden	6
	<u>89</u>

Passaic County

Passaic	1,997
Paterson	4,072
Prospect Park	6
West Milford	31
	<u>6,106</u>

Somerset County

None

Sussex County

Andover	1
Frankford	31
Hamburg	5
Hardyston	18
Lafayette	17
Montague	37
Sandyston	47
Stillwater	18
Sussex	30
Vernon	51
Walpack	2
Wantage	91
	<u>348</u>

Union County

Elizabeth	1,975
Plainfield	224
	<u>2,199</u>

Warren Township

Blairstown	47
Franklin	4
Frelinghuysen	13
Hardwick	32
Harmony	22
Hope	9
Knowlton	24
Liberty	15
Washington Twp.	1
White	10
	<u>177</u>

Regional Total = 35,014

PLATE 10

Fair Share Allocation: Surplus Present Need
Bedminster Township, New Jersey

Township Share Of Region's Jobs, 1982 (1):	0.319%
Township Share Of Region's Growth Area (2):	0.414%
Income Allocation Factor (3):	<u>0.447%</u>
Weighted Fair Share Allocation:	0.393%
Surplus Regional Present Housing Need:	35,014 units
Adjusted Need (add 3% for vacancies):	36,064 units
Township 'Fair Share' Allocation:	142 units
Township Adjusted 'Fair Share' Allocation (+20%):	170 units

- SOURCE: (1) Covered Employment Trends,
N. J. Dept. of Labor & Industry, 1982.
- (2) State Development Guide Plan,
N. J. Dept. of Community Affairs, 1980.
- (3) U. S. Census of Population, 1980.

TOTAL "MT. LAUREL" HOUSING OBLIGATION FOR BEDMINSTER TOWNSHIP

Under the stipulations of the State Supreme Court's "Mt. Laurel II" Decision, the Township's total lower cost housing obligation consists of combining the indigenous need component, the regional prospective need component, and the 'surplus' present need component:

<u>Indigenous Housing Need:</u>	37 units
<u>Regional Propsective Housing Need:</u>	725 units
<u>Surplus Present Need:</u>	<u>170 units</u>
Total:	932 units

Therefore, the total "Mt. Laurel II" housing obligation for Bedminster Township is 932 units. However, the Court has agreed that the surplus present need may be met over three (3) six-year periods; only one-third (1/3) of the total present need must be provided by 1990. The current Mt. Laurel housing obligation for Bedminster Township, therefore, is:

Indigenous Housing Need:	37 units
Regional Propsective Housing Need:	725 units
Surplus Present Need:	<u>57</u>
Total:	819 units

APPENDIX

APPENDIX A

PROCEDURES FOR DELINEATING THE PROSPECTIVE NEED HOUSING REGION

The housing region around Bedminster Township was initially determined by identifying those municipalities within thirty (30) minutes travel time from the Township. Travel time was measured along all principal roads into the Township, from a point approximately in the center of the municipality. Route 78 through Union County was assumed to be complete, as this road will be open in the near future. Driving time was calculated by assuming different speed for different types of roads, as follows:

Interstate highways	-	50 miles/hour
State and Federal numbered highways	-	40 miles/hour
County roads	-	30 miles/hour

If only part of a municipality was within thirty (30) minutes driving time, it was included in the region if more than half fell within the 30-minute radius, but was excluded if less than half fell within the 30-minute radius.

The following municipalities are included in the Bedminster Township housing region:

Somerset County:

All municipalities.

Morris County:

Boonton Town, Chatham Borough, Chatham Township, Chester Borough, Chester Township, Denville, East Hanover, Florham Park, Hanover, Harding, Madison, Mendham Borough, Mendham Township, Morris Township, Morris Plains, Morristown, Mt. Olive, Mountain Lakes, Parsippany, Passaic, Randolph, Roxbury and Washington Township.

Middlesex County:

Dunellen, Edison, Highland Park, Metuchen, Middlesex, New Brunswick, Piscataway and South Plainfield.

Hunterdon County:

Bethlehem, Bloomsbury, Califon, Clinton Town, Clinton Township, Flemington, Franklin, Glen Gardner, Hampton, High Bridge, Lebanon Borough, Raritan Township, Readington, Tewksbury, and Union.

Union County:

Berkeley Heights, Cranford, Elizabeth, Hillside, Kenilworth, Mountainside, New Providence, Plainfield, Roselle Park, Springfield, Summit, Union and Westfield.

Essex County:

Irvington, Livingston, Maplewood, Millburn, Newark, South Orange, and West Orange.

APPENDIX B

SELECTED URBAN AID MUNICIPALITIES
EXCLUDED FROM "FAIR SHARE" CALCULATIONS

Bergen County:

Lodi and Garfield.

Essex County:

Belleville, Bloomfield, East Orange,
Irvington, Montclair, Newark, and
Orange.

Hudson County:

Bayonne, Hoboken, Jersey City, North Bergen,
Union City, Weehawken, and West New York.

Middlesex County:

New Brunswick and Perth Amboy.

Passaic County:

Passaic and Patterson.

Union County:

Elizabeth, Hillside, and Plainfield.

PROPOSED REZONING

PROPOSED REZONING
BEDMINSTER TOWNSHIP, NEW JERSEY
March 1984

(see accompanying Display Board for parcel identification)

<u>Parcel</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>	<u>Proposed Total Units Multi-Family</u>	<u>Proposed "Mt. Laurel" Units at 20% except Senior Citizen</u>
A	R-1/PRD-6	R-1	none	none
B	R-1/PRD-6	R-1	none	none
C	MF	MF	165	33
D	R- $\frac{1}{4}$ /PRD-6	R- $\frac{1}{4}$ /PRD-6	36	7
E	MF	R-3%	none	none
F	MF	R- $\frac{1}{2}$	none	none
G	R-1/PRD-8	OR and SF Cluster*	none	none
H	R $\frac{1}{2}$ /PUD	R $\frac{1}{2}$ /PUD	449	90
I	R-3%/PUD	R-3%/PUD	257	51
J	R $\frac{1}{4}$ /PUD	R $\frac{1}{4}$ /PUD	599	120
K-The Hills	R $\frac{1}{4}$ /PUD	R $\frac{1}{4}$ /PUD	1,287	260
L	MF	MF (Sr. Cit. Option)	177	35 or 177
M-Hills, Top	R $\frac{1}{4}$ /Cluster	R $\frac{1}{4}$ /PRD-8 (<u>max.</u> 900du)	900	180
N	VN	VN (Sr. Cit. Option)	none or <u>150 est.</u> 4,020 or 3,870 **	none or <u>150 est.</u> 926 or 918 ***

* CR (Office/Research & Clustering of Single Family Dwellings @ 2 DU/ACRE)

** 3,870 assumes no Sr. Citizen Subsidized Housing on Parcel "N"

*** 926 assumes Parcel "L" developed entirely without Sr. Citizen Housing and Parcel "N" with Sr. Citizen Housing; and 918 assumes Site "L" developed entirely with Sr. Citizen Housing and Parcel "N" without Sr. Citizen Housing.

March 21, 1984

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

Re: Bedminster Township ads. Allan-Deane

Dear Judge Serpentelli:

On behalf of Bedminster Township, attached herewith please find the Township's response to the suggestions offered by the Court appointed Master, George M. Raymond, during the recent proceedings in your Court regarding the above captioned litigation. Specifically, attached are the following two (2) items:

- ° A revised "Fair Share Housing Analysis" for Bedminster Township, based upon the consensus methodology formulated by the planners involved in the Urban League/Middlesex County consolidated cases.

As noted within the report, Bedminster's 'fair share' housing obligation to the year 1990 is 782 dwelling units without incorporating the "median income" wealth factor, and 819 dwelling units with the incorporation of the income factor.

- ° A chart listing the land parcels proposed for rezoning and/or proposed for maintenance in their current zoning designation.

Each of the parcels "A" through "N" are indicated on the Display Board which accompanies this communication. Parcels "A" through "L" are the identical parcels previously identified by this office as part of prior communications to your Court. Parcel "M" is the land area owned by The Hills Development Company on the top of Schley Mountain, and parcel "N" (commonly referred to as the "Johnson Tract") is situated directly within Pluckemin Village, west of Route 202/206, behind the Presbyterian Church and the other residential, office and commercial uses currently existing within the Village.

As noted, including a one hundred fifty (150) subsidized Senior Citizen development on parcel "N", the zone plan includes a total of 4,020 multiple-family dwelling units, 926 of which will be specifically provided for low and moderate income households. On the other hand, assuming parcel "L" is chosen for the

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Honorable Eugene D. Serpentelli, J.S.C.

development of subsidized senior citizen housing and site "N" does not develop for such housing, then a total of 3,870 multiple-family dwelling units can be constructed, including 918 dwelling units for low and moderate income households. Both the 926 and 918 number of low and moderate income dwelling units exceed the maximum 819 low and moderate income dwelling units derived for Bedminster Township from the consensus 'fair share' methodology.

It also should be noted that with the exception of sites "C", "D", and "I", each of the proposed parcels is within the franchise area served by the currently constructed plant of the Environmental Disposal Corporation (858,000 gpd capacity). Moreover, parcels "C" and "D" can be accommodated within the existing Bedminster-Far Hills sewage treatment plant when the infiltration problems are solved. Finally, parcel "I", though currently outside of the franchise area of the Environmental Disposal Corporation, is in close proximity to the plant and adjacent to other tracts which will be developed for multiple family housing.

Truly yours,



Richard Thomas Coppola, P. P.

RTC:e

cc: All Participating Parties.