

RULS-AD-1978-10

9/1/78

Bedminster

Financial Estimates Schedule 10-A

Pg. 20

D-93+94

NJHFA FORM 10
 Rev. 3/16/75
 FINANCIAL ESTIMATES
 SCHEDULE 10-A

- PRELIMINARY
- COMMITMENT
- CLOSING

HFA No. _____
 Date September, 1978
 Gershen and Coppola Associates
 Prepared By _____
(Please sign in ink)

Bedminster (North 25 Model)
 Name of Housing Development

RULS - AD - 1978 - 110

Unknown
 Street Address

(County of) Somerset
 (Town of) Bedminster Township
 (Borough of) _____

Block No. Unknown

Lot No. Unknown

Type of Development

Assistance Programs

- Rental
- Cooperative
- Non-Profit
- Limited Dividend

- Section 8
- Bond Issue Funds
- Downpayment Assistance
- Payment in lieu of Taxes 5.38 %

No. of dwelling units 233
 No. of rental rooms 970.5
 Total parking 166 (28 S.C. 136 Fam.)
 Ratio of parking to D.U.'s _____ %

Total land area 400 752 sq. ft. (9.2 acres)
 Land coverage 85 461 sq. ft. (21.3 %)
 Net land area 315 291 sq. ft. (____ acres)
 Density 25.2 units per acre.

TYPES OF STRUCTURES	Number of Buildings	Number of Stories Each	UNIT SIZE (Net Rentable Area)	
			UNIT	SIZE (Net Rentable Area)
Residential	1	11	1 br.	590 sq. feet
			1 br. garden	661 sq. feet
Residential	10	2	2 br. garden	880 sq. feet
			2 br. t.h.	975 sq. feet
Commercial/Professional			3 br. t.h.	1,232 sq. feet
Garage			4 br. t.h.	1,445 sq. feet
Other	1	1		
TOTAL	12			

APARTMENT DISTRIBUTION

UNIT TYPE	Number of Dwelling Units	Rental Rooms		No. of Terraces or Balconies	Max. No. of Persons Per DU	Maximum No. of Persons
		Per Unit	Total			
A. 1 Bedroom	110	3.5	385.0		2	220
1 Bedroom Garden	36	3.5	126.0		2	72
B. 2 Bedroom Garden	12	4.5	54.0		4	48
2 Bedroom T.H.	25	4.5	112.5		4	100
C. 3 Bedroom T.H.	30	5.5	165.0		6	180
D. 4 Bedroom T.H.	19	6.5	123.5		8	152
E. _____						
TOTAL	232		966.0			772
Supt. Apart.	1		4.5			(Not Included Above)
Commercial/Professional Space						
Other Facilities						

No. of Rental Rooms 966.0
 Plus Supt. Rooms 4.5
 Less No. of Terraces (Balconies) (1/2 Rm.) 970.5
 BALANCE: _____

PRELIMINARY
COMMITMENT
CLOSING

HFA No. _____

Date September, 1978

Prepared by Gershen & Coppola Associates

NAME OF SPONSOR Bedminster (North 25 Model)

SCHEDULE 10-B: ESTIMATED DEVELOPMENT COSTS AND CAPITAL REQUIREMENTS

1. COST OF LAND ACQUISITION	(Per DU \$ _____)
(a) No. of Sq. Ft./Ac. _____ \$ _____ per sq.ft./ac. \$ _____	
(b) Carrying Charges and Expenses _____	0
2. CONSTRUCTION COSTS	
(a) Demolition and Site Clearance Costs \$ _____	
(b) Abnormal Foundations and Conditions _____	
(c) Residential Structures _____	
(d) Garage Structures _____	
(e) Other Structures _____	
(f) Site Work _____	(Per DU \$ 36,909)
(g) Off-Site Work _____	
(h) Premium on Bonds _____	\$ 8,600,000
3a. CONSTRUCTION FEE (NONPROFITS ONLY) _____ % of Items 2a-j	
b. DEVELOPMENT FEE (LIMITED DIVIDEND ONLY) <u>9.34</u> % of Items 2a-j	\$ 803,240
4. PROFESSIONAL SERVICES	
(a) Architect's Fee _____ % of Item 2 233,298+23,329 \$ 256,627	
(b) Engineer's Inspection Fees _____	10,000
(c) Laboratory Fees _____	10,000
(d) Soil Investigation _____	25,000
(e) Land Surveys _____	5,000
(f) Legal Fees _____ % of Item 2 _____	22,203
(g) Loan Consultant or Project Planner _____ %	19,063
(h) HFA Field Rep. _____	20,000
(i) Consultant _____	5,000
(j) Other _____	\$ 372,893
5. SELLING OR RENTING EXPENSES	
(a) Selling or Renting Fees \$ 20,450	
(b) Advertising and Promotion _____	3,480
(c) Relocation or Other _____	10,870
	\$ 34,800
6. CARRYING AND FINANCING CHARGES	
(a) Interest @ <u>5.5</u> % for <u>22</u> months on \$ <u>10,755,000</u> \$1,082,490	
(b) P.E. Tax \$ <u>10,000</u> per annum X <u>2</u> Yrs. _____	20,000
(c) Other _____	
(d) Insurance \$ <u>20,000</u> per annum X <u>2</u> Yrs. _____	40,000
(e) Agency Fee (<u>1</u> %) _____	107,550
(f) Financing Expenses (<u>1.5</u> %) _____	161,325
(g) Title and Recording Expenses _____	29,250
(h) Administration Expenses (Non Profit) _____	-
(i) State Building Permit _____	37,600
(j) Local Building Permit _____	
(k) Accounting-Cost Certification _____	4,200
(l) Accounting-Construction _____	3,700
	\$ 1,486,115
DEVELOPMENT COST (Sub Total Items 1-6)	\$ 11,297,048
7. (a) WORKING CAPITAL - <u>2.5</u> % OF DEVELOPMENT COST. _____	\$ 282,426
(b) HOUSING FINANCE FUND & MINIMUM ESCROW REQUIREMENT _____	
<u>.5</u> % OF DEVELOPMENT COST. _____	\$ 56,485
8. CONTINGENCY - <u>2.77</u> % OF DEVELOPMENT COST. _____	\$ 314,041
9. TOTAL PROJECT COST (Total of Items 1-8)	\$ 11,950,000
10. MORTGAGE LOAN - <u>90</u> % OF ITEM 9. _____	\$ 10,755,000
11. EQUITY REQUIREMENT _____	\$ 1,195,000

NUMBER OF DU'S 233

Number of Rooms 971

Cost Per DU \$ 46,158

Cost Per Room \$ 11,076

Title _____ Date _____

Title: Exec. Director NJHFA Date _____

SCHEDULE 10-C ESTIMATED ANNUAL EXPENSES AND INCOME

Mortgage Amount \$ 10,755,000
Mortgage Interest Rate 7 %
Market Debt Service Factor .07509

Term: 40 years.

- 1. (a) Interest and Amortization 807,592
- (b) Agency Fees and Charges (5 %) 53,775
- (c) Maintenance and Administration Expenses
(From Schedule 10-D) (\$/Annum 189.87 X 971 Rms.) 184,367
- (d) Reserves: Painting and Decorating (@\$/Annum 18 X 17,478 Rms.) 17,478
Replacements (@\$/Annum 18 X 17,478 Rms.) 17,478
- (e) Return on Equity (8 % on \$ 1,195,000) 95,600
- (f) Other: (Specify) _____
- (g) SUB-TOTAL 1,176,290
- (h) Allowances: Vacancy and Collection
Loss: 1 % of Line g 11,762
Contingency: 2 % of Line g 23,525
- (i) Utilities \$/Annum 166.08 X 971 Rms. 161,264
(Including all Tenant Utilities)
- 2. (j) Gross Shelter Expenses (SUB-TOTAL) 1,372,841
- (k) Payment In Lieu of Taxes
(6.28 % of GSE) Or (Taxes at \$ _____ / DU) 92,052
- 3. (L) Commercial Income _____ sq.ft. @ \$ _____ /sq.ft.
LESS: Taxes @ _____ % or \$ _____ (_____)
- 4. Total Net Annual Expenses \$ 1,464,893
- 5. Total Net Monthly Expenses \$ 122,074
- 6. Rent or Carrying Charges Per Month Based on 971 Residential

FAMILY

SENIOR CITIZENS

Average Per Room Per Month: \$ 125.72

EFF.	NO.	RM. CT.	MARKET RENT	1.10% SKEWED	Required fair market rent	MONTHLY INC. MARKET	monthly FMR
				MARKET RENT			
1 BR	<u>110</u>	<u>3.5</u>	<u>480</u>	<u>528</u>	<u>516</u>	<u>56,760</u>	
	<u>36</u>	<u>3.5</u>	<u>359</u>	<u>394</u>	<u>382</u>	<u>13,752</u>	
2 BR	<u>12</u>	<u>4.5</u>	<u>465</u>	<u>511</u>	<u>499</u>	<u>5,988</u>	
	<u>26</u>	<u>4.5</u>	<u>493</u>	<u>542</u>	<u>530</u>	<u>13,780</u>	
3 BR	<u>30</u>	<u>5.5</u>	<u>580</u>	<u>638</u>	<u>626</u>	<u>18,780</u>	
4 BR	<u>19</u>	<u>6.5</u>	<u>639</u>	<u>702</u>	<u>689</u>	<u>13,091</u>	
TOTAL						\$ 122,151	\$ _____

MARKET

TOTAL ANNUAL INCOME \$ 1,465,812
TOTAL ANNUAL EXPENSE \$ 1,464,893

HFA No. _____

Date September, 1978

Prepared By Gershen & Connola Associates
(Please sign in ink)

SCHEDULE 10-D: SUPPORTING SCHEDULES

1. MAINTENANCE AND OPERATION EXPENSE - DETAILED BREAKDOWN

Administrative

Advertising \$ 500
 Management 3% 43,645
 Legal 2,500
 Audit 2,500

Maintenance

Elevator Maintenance 4,800
 Air Conditioning Maintenance 2,000
 Janitor Supplies 6,800
 Payroll (From Schedule Below) 83,950
 Repairs 6,800
 Exterminating 2,500
 Insurance 25,372
 Ground Expense (Materials Only) 3,000
 Other \$ 0

Total Administrative and Maintenance
 Enter Line 1-C, Schedule 10-C (\$ 189.87 P.R.P.A.) \$ 184,367

Utilities

Fuel Oil (Heating and Domestic Hot Water) \$ 70,000

Lighting and miscellaneous power

<input type="checkbox"/> Elevators	<input type="checkbox"/> Heating	}	<u>69,764</u>
<input type="checkbox"/> Household Electricity	<input type="checkbox"/> Hot Water		
<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Cooking		
<input type="checkbox"/> Public Space			

Water and sewer charges 14,000

Gas

<input type="checkbox"/> Cooking	<input type="checkbox"/> Heating	}	<u> </u>
<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water		

Garbage and Trash Removal 7,500

Other \$

Total Utilities
 Enter Line 2-c, Schedule 10-C (\$ 166.08 P.R.P.A.) \$ 161,264

Total Administrative, Maintenance and Operating \$ 345,631

Total Number Rooms, Excluding Balconies or Terraces 971 Rms.

Average Expenses per/rm per annum \$ 355.95

2. PAYROLL BREAKDOWN

NUMBER	TYPE OF POSITION	RENTAL VALUE OF QUARTERS	WAGES	FRINGE BENEFITS	TOTAL
1	Superintendent	\$	\$ 12,000	\$ 1,800	\$ 13,800
1	Maintenance		8,000	1,200	4,200
3	Porter		18,000	2,700	20,700
5	Security		35,000	5,250	40,250
		\$	\$	\$	\$ 83,950

CHART II

NJHFA FORM 10
Bedminster

North 25 Model
(Construction Cost Reduced 30%)

FINANCIAL ESTIMATES
SCHEDULE 10-A

- PRELIMINARY
 COMMITMENT
 CLOSING

HFA No. _____
Date September, 1978
Prepared By Gershen and Coppola Associates
(Please sign in ink)

Bedminster North 25 Model
Construction Cost reduced 30%

Name of Housing Development

Unknown

Street Address

(County of) Somerset
(Town of) Bedminster Township
(Borough of) _____

Block No. Unknown

Lot No. Unknown

Type of Development

- (X) Rental
() Cooperative
(X) Non-Profit
() Limited Dividend

Assistance Programs

- (X) Section 8
() Bond Issue Funds
() Downpayment Assistance
(X) Payment in Lieu of Taxes 5.38 %

No. of dwelling units 233
No. of rental rooms 970.5
Total parking 166 (28 S.C. 136 Fam.)
Ratio of parking to D.U.'s _____ %

Total land area 400 752 sq. ft. (9.2 acres)
Land coverage 85 461 sq. ft. (21.3 %)
Net land area 315 291 sq. ft. (____ acres)
Density 25.2 units per acre.

TYPES OF STRUCTURES	Number of Buildings	Number of Stories Each	UNIT SIZE (Net Rentable Area)	
			UNIT	SIZE (Net Rentable Area)
Residential	1	11	1 br.	590 sq. feet
			1 br. garden	661 sq. feet
Residential	10	2	2 br. garden	880 sq. feet
			2 br. t. h.	975 sq. feet
Commercial/Professional			3 br. t. h.	1,232 sq. feet
Garage			4 br. t. h.	1,445 sq. feet
Other	1	1		
TOTAL	12			

APARTMENT DISTRIBUTION

UNIT TYPE	Number of Dwelling Units	Rental Rooms		No. of Terraces or Balconies	Max. No. of Persons Per DU	Maximum No. of Persons
		Per Unit	Total			
A. 1 Bedroom	110	3.5	385.0		2	220
1 Bedroom Garden	36	3.5	126.0		2	72
B. 2 Bedroom Garden	12	4.5	54.0		4	48
2 Bedroom T. H.	25	4.5	112.5		4	100
C. 3 Bedroom T. H.	30	5.5	165.0		6	180
D. 4 Bedroom T. H.	19	6.5	123.5		8	152
E. _____						
TOTAL	232		966.0			772
Supt. Apart.	1		4.5		(Not included Above)	
Commercial/Professional Space						
Other Facilities						

No. of Rental Rooms 966.0
Plus Supt. Rooms 4.5
Less No. of Terraces 970.5
(Balconies) (1/2 Rm.)
BALANCE: _____

REV. 9/16/75

PRELIMINARY
COMMITMENT
CLOSING

HFA No. _____

Date September, 1978

Prepared by Gershen & Coppola Associates

NAME OF SPONSOR Bedminster North 25 Model
Construction Cost reduced 30%

SCHEDULE 10-B: ESTIMATED DEVELOPMENT COSTS AND CAPITAL REQUIREMENTS

1. COST OF LAND ACQUISITION	(Per DU \$ _____)
(a) No. of Sq. Ft./Ac. _____ \$ _____ per sq.ft./ac. \$ _____	
(b) Carrying Charges and Expenses _____	0
2. CONSTRUCTION COSTS	
(a) Demolition and Site Clearance Costs _____	\$ _____
(b) Abnormal Foundations and Conditions _____	_____
(c) Residential Structures _____	_____
(d) Garage Structures _____	_____
(e) Other Structures _____	_____
(f) Site Work _____	(Per DU \$ <u>25,836</u>)
(g) Off-Site Work _____	_____
(h) Premium on Bonds _____	\$ <u>6,020,000</u>
3a. CONSTRUCTION FEE (NONPROFITS ONLY) _____ % of Items 2a-j	
b. DEVELOPMENT FEE (LIMITED DIVIDEND ONLY) _____ % of Items 2a-j	\$ <u>577,907</u>
4. PROFESSIONAL SERVICES	
(a) Architect's Fee _____ % of Item 2 <u>191,688+19,166</u>	\$ <u>210,834</u>
(b) Engineer's Inspection Fees _____	<u>10,000</u>
(c) Laboratory Fees _____	<u>10,000</u>
(d) Soil Investigation _____	<u>25,000</u>
(e) Land Surveys _____	<u>5,000</u>
(f) Legal Fees _____ % of Item 2	<u>21,020</u>
(g) Loan Consultant or Project Planner _____ %	<u>17,700</u>
(h) HFA Field Rep. _____	<u>20,000</u>
(i) Consultant _____	<u>5,000</u>
(j) Other _____	\$ <u>324,554</u>
5. SELLING OR RENTING EXPENSES	
(a) Selling or Renting Fees _____	\$ <u>20,450</u>
(b) Advertising and Promotion _____	<u>3,480</u>
(c) Relocation or Other _____	<u>10,870</u> \$ <u>34,800</u>
6. CARRYING AND FINANCING CHARGES	
(a) Interest @ <u>5.5 %</u> for <u>22</u> months on \$ <u>7,650,000</u>	\$ <u>769,972</u>
(b) R.E. Tax \$ <u>10,000</u> per annum X <u>2</u> Yrs.	<u>20,000</u>
(c) Other _____	_____
(d) Insurance \$ <u>20,000</u> per annum X <u>2</u> Yrs.	<u>40,000</u>
(e) Agency Fee (<u>1 %</u>) _____	<u>76,500</u>
(f) Financing Expenses (<u>1.5 %</u>) _____	<u>114,750</u>
(g) Title and Recording Expenses _____	<u>15,562</u>
(h) Administration Expenses (Non Profit) _____	<u>0</u>
(i) State Building Permit _____	<u>37,600</u>
(j) Local Building Permit _____	_____
(k) Accounting-Cost Certification _____	<u>4,200</u>
(l) Accounting-Construction _____	<u>3,700</u> \$ <u>1,082,284</u>
DEVELOPMENT COST (Sub Total Items 1-6)	\$ <u>8,039,545</u>
7. (a) WORKING CAPITAL - <u>2.5 %</u> OF DEVELOPMENT COST.	\$ <u>200,988</u>
(b) HOUSING FINANCE FUND & MINIMUM ESCROW REQUIREMENT	
<u>5 %</u> OF DEVELOPMENT COST.	\$ <u>40,197</u>
8. CONTINGENCY - <u>2.72 %</u> OF DEVELOPMENT COST.	\$ <u>219,270</u>
9. TOTAL PROJECT COST (Total of Items 1-8)	\$ <u>8,500,000</u>
10. MORTGAGE LOAN - <u>90 %</u> OF ITEM 9.	\$ <u>7,650,000</u>
11. EQUITY REQUIREMENT	\$ <u>850,000</u>

NUMBER OF DU'S 233

Number of Rooms 971

Cost Per DU \$ 32,832

Cost Per Room \$ 7,878

Title _____ Date _____

Title: Exec. Director NJHFA Date _____

SCHEDULE 10-C ESTIMATED ANNUAL EXPENSES AND INCOME

Mortgage Amount \$ 7,650,000
Mortgage Interest Rate 7 %
Market Debt Service Factor .07509

Term: 40 years.

- 1. (a) Interest and Amortization \$ 574,438
- (b) Agency Fees and Charges (5 %) 38,250
- (c) Maintenance and Administration Expenses
(From Schedule 10-D) (\$/Annum 185.54 X 971 Rms.) 180,160
- (d) Reserves: Painting and Decorating (@\$/Annum 18 X 971 Rms.) 17,478
Replacements (@\$/Annum 18 X 971 Rms.) 17,478
- (e) Return on Equity (8 % on \$ 850,000) 68,000
- (f) Other: (Specify) _____
- (g) SUB-TOTAL 895,804
- (h) Allowances: Vacancy and Collection
Loss: 1 % of Line g 8,958
Contingency: 2 % of Line g 17,916
- (i) Utilities \$/Annum 166.08 X 971 Rms.
(Including all Tenant Utilities) 161,264
- 2. (j) Gross Shelter Expenses (SUB-TOTAL) 1,083,942
- (k) Payment In Lieu of Taxes
(18 % of GSE) Or (Taxes at \$ _____ / DU) 237,949
- 3. (L) Commercial Income _____ sq.ft. @ \$ _____ /sq.ft.
LESS: Taxes @ _____ % or \$ _____ (_____)
- 4. Total Net Annual Expenses \$ 1,321,891
- 5. Total Net Monthly Expenses \$ 110,157
- 6. Rent or Carrying Charges Per Month Based on 971 Residential

- FAMILY
- SENIOR CITIZENS

Average Per Room Per Month: \$ 113.45

	NO.	RM. CT.	MARKET RENT	SKEWED MARKET RENT	fair market rent	MONTHLY INC. MARKET	monthly FMR
EFF.			\$	\$	\$	\$	\$
1 BR	110	3.5	398			43,780	
	36	3.5	398			14,328	
2 BR	12	4.5	510			6,120	
	26	4.5	510			13,260	
3 BR	30	5.5	623			18,690	
4 BR	19	6.5	736			13,984	
TOTAL						\$110,162	\$

MARKET

TOTAL ANNUAL INCOME \$ 1,321,944
TOTAL ANNUAL EXPENSE \$ 1,321,891

HFA No. _____
Date September, 1978
Prepared By Gershen & Coppola Associates
(Please sign in ink)

SCHEDULE 10-D: SUPPORTING SCHEDULES

1. MAINTENANCE AND OPERATION EXPENSE - DETAILED BREAKDOWN

Administrative

Advertising \$ 500
Management 3% 39,438
Legal 2,500
Audit 2,500

Maintenance

Elevator Maintenance 4,800
Air Conditioning Maintenance 2,000
Janitor Supplies 6,800
Payroll (From Schedule Below) 83,950
Repairs 6,800
Exterminating 2,500
Insurance 25,372
Ground Expense (Materials Only) 3,000
Other \$ 0

Total Administrative and Maintenance
Enter Line 1-C, Schedule 10-C (\$ 185.54 P.R.P.A.) \$ 180,160

Utilities

Fuel Oil (Heating and Domestic Hot Water) \$ 70,000

Lighting and miscellaneous power

<input checked="" type="checkbox"/> Elevators	<input type="checkbox"/> Heating	}	69,764
<input checked="" type="checkbox"/> Household Electricity	<input type="checkbox"/> Hot Water		
<input checked="" type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Cooking		
<input checked="" type="checkbox"/> Public Space			

Water and sewer charges 14,000

Gas

<input type="checkbox"/> Cooking	<input type="checkbox"/> Heating	}	_____
<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water		

Garbage and Trash Removal 7,500

Other \$ _____

Total Utilities
Enter Line 2-c, Schedule 10-C (\$ 166.08 P.R.P.A.) \$ 161,264

Total Administrative, Maintenance and Operating \$ 341,646

Total Number Rooms, Excluding Balconies or Terraces 971 Rms.

Average Expenses per/rm per annum \$ 358.85

2. PAYROLL BREAKDOWN

NUMBER	TYPE OF POSITION	RENTAL VALUE OF QUARTERS	WAGES	FRINGE BENEFITS	TOTAL
1	Superintendent	\$	\$ 12,000	\$ 1,800	\$ 13,800
1	Maintenance		8,000	1,200	9,200
3	Porter		18,000	2,700	20,700
5	Security		35,000	5,250	40,250
		\$	\$	\$	\$ 83,950

CREDITS

Memorandum Prepared By:

Gershen and Coppola Associates

CA 1
P.C. 12

FISCAL EFFECT OF AT&T LONG LINES FACILITY ON TOWNSHIP OF BEDMINSTER 1970 TO 1978

year	equalized valuation of property		tax revenues from AT&T facility	township equalized property tax rate
	<u>amount</u>	<u>% of township</u>		
1970	\$ 300,607	0.6%	\$ 5,192	1.73
1971	526,988	0.9	10,129	1.92
1972	596,877	0.9	10,713	1.80
1973	645,212	0.9	11,912	1.85
1974	860,868	1.1	15,248	1.75
1975	7,232,468	7.1	113,534	1.55
1976	29,335,287	21.5	416,210	1.39
1977	44,098,592	32.3	565,083	1.28
1978	55,207,495	36.9	701,209	1.27

SOURCE: Tax assessor's office, Township of Bedminster.

cl's
PC 13

DISTRIBUTION OF WORKERS AT AT&T BEDMINSTER LONG LINES FACILITY BY INCOME AND DIRECT LINE JOURNEY TO WORK

	\$0- \$14999	\$15000- \$19999	\$20000- \$24999	\$25000- \$29999	\$30000- \$34999	\$35000- \$39999	\$40000 and over	
miles								
0 to 4	67	24	16	65	66	25	33	
5 to 9	168	71	61	60	94	34	23	
10 to 14	156	115	103	252	244	77	56	
15 to 19	122	82	90	146	154	25	25	
20 to 24	51	38	31	34	23	8	3	
25 to 29	60	60	35	51	29	5	3	
30 to 34	17	18	15	18	8	5	2	
35 to 39	20	23	22	38	32	9	6	
40 and over	14	8	29	29	31	3	11	
number of workers	675	439	402	693	681	191	162	(3243)
median length of journey (miles)	13.3	15.6	16.2	14.4	13.7	12.4	12.3	

SOURCE: data provided by American Telephone & Telegraph Co. Analysis by Alan Mallach/Associates

9/78

db,
PC-14

NUMBER AND PERCENTAGE OF WORKERS AT AT&T BEDMINSTER LONG LINES FACILITY
LIVING IN SOMERSET HILLS BY INCOME

	NUMBER	%
\$0 to \$14999	72	10.7%
\$15000 to \$19999	25	5.7%
\$20000 to \$24999	17	4.2%
\$25000 to \$29999	67	9.7%
\$30000 to \$34999	74	10.9%
\$35000 to \$39999	28	14.7%
\$40000 and over	36	22.2%
total	319	9.8%

NOTE: Somerset Hills addresses (from AT&T tabulation) included the following: Basking Ridge, Bedminster, Bernardsville, Bridgewater, Far Hills, Gladstone, Liberty Corner, Peapack, and Pluckemin.

Analysis by Alan Mallach/Associates

MEDIAN LENGTH OF DIRECT LINE JOURNEY TO WORK (MILES)

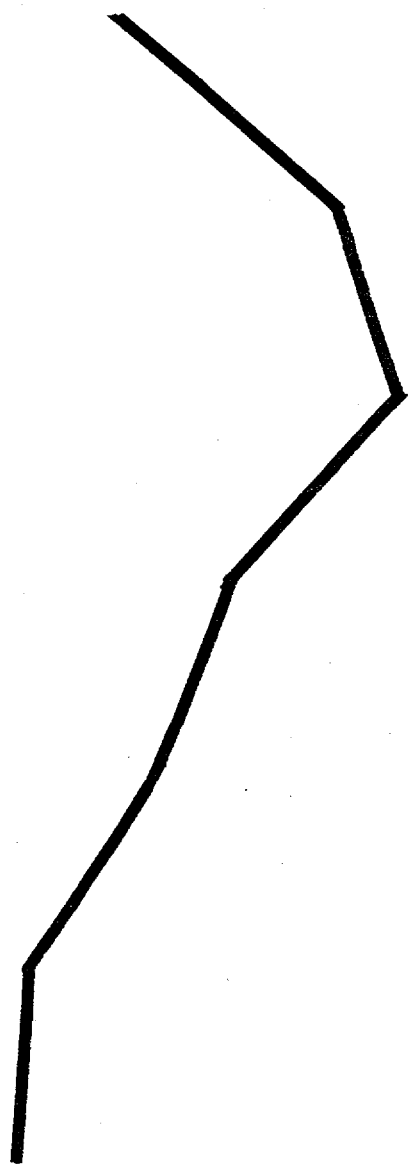
10 11 12 13 14 15 16

Alan Matlach/Associates

0 to \$14999
\$15000 to \$19999
\$20000 to \$24999
\$25000 to 29999
\$30000 to \$34999
\$35000 to \$39999
\$40000 and over

INCOME RANGE

RELATIONSHIP BETWEEN INCOME AND JOURNEY TO WORK AT BEDMINSTER AT&T LONG LINES FACILITY



cf
PC-13

cf's
PC-16

INCOME EFFECTS OF COMMUTING DISTANCE ON AT&T BEDMINSTER LONG LINES EMPLOYEES

income range	\$0- \$14999	\$15000- \$19999	\$20000- \$24999	\$25000- \$29999	\$30000- \$34999	\$35000- \$39999	\$40000 and over
estimated median ¹	\$12000	\$17500	\$22500	\$27500	\$32500	\$37500	\$50000
commuting miles per day ²	35.4	41.6	43.2	38.4	36.5	33.0	32.8
annual commuting cost ³	\$1444	\$1693	\$1758	\$1562	\$1487	\$1346	\$1335
percentage of gross income spend on commuting costs ⁴	<u>12.0%</u>	<u>9.7%</u>	<u>7.8%</u>	<u>5.5%</u>	<u>4.6%</u>	<u>3.6%</u>	<u>2.7%</u>

NOTES

¹estimated median is midpoint of range except at extremes. Assumption is that lowest salary in facility is \$9000.

²commuting miles per day is based on direct line journey to work (from previous table) x 1.33 (ratio of direct line journey to road mileage) x 2 (round trip distance)

³annual commuting cost is commuting miles (above) x .17 (cost per mile) x 240 (workdays per year)

⁴percentage of gross income is commuting cost ÷ median income.

Analysis by Alan Mallach/Associates

QUALIFICATIONS OF
ROBERT M. RODGERS

ADDRESS: 1312 Center Road
Drexel Hill, Pennsylvania 19026

POSITION: Principal
Orth-Rodgers & Associates, Inc.
275 S. 19th Street
Philadelphia, Pennsylvania 19103

EDUCATION: Bachelor of Civil Engineering (1969),
Villanova University
Master of Civil Engineering (1971),
Villanova University

PROFESSIONAL REGISTRATIONS: Registered Professional Engineer in
Pennsylvania (1972)
Registered Professional Engineer in
New Jersey (1973)
Registered Professional Engineer in
Delaware (1973)
Professional Planner in New Jersey (1978)

MEMBERSHIPS: Institute of Transportation Engineers
American Society of Highway Engineers
National Society of Professional Engineers

TEACHING POSITION: Have served as Instructor in Traffic Engineering at
Drexel University, Philadelphia, Pennsylvania

ROBERT M. RODGERS

EXPERIENCE:

Have practiced as a traffic/transportation engineer and site development engineer for nine years.

Have completed a number of traffic engineering and transportation planning studies involving environmental impact assessments, land use impacts, airport access, and traffic planning and operations. Such assignments have included:

- an environmental impact assessment of a proposed 2,200 unit residential community in Somerset County, New Jersey, including an analysis of traffic, air and noise quality impacts, presentation of expert testimony and liaison with County and State agencies to obtain approvals of required highway improvements (for Johns Manville Properties, Inc.)
- an environmental impact assessment for a proposed General Mail Facility and Vehicle Maintenance Facility for the United States Postal Service to be located in Tredyffrin Township, Chester County, Pennsylvania
- a detailed traffic and parking analysis of an existing suburban shopping center in Delaware County, Pennsylvania, resulting in the development of a comprehensive program of parking access and street improvements (for Suburban Square Shopping Center)
- analysis of downtown traffic plans for Bethlehem and York, Pennsylvania and East Orange, New Jersey involving an evaluation of alternative proposals for pedestrian and/or semi-malls along the main shopping thoroughfare
- examination of traffic impact of proposed retirement communities in Bucks and Chester Counties, Pennsylvania and Hunterdon County, New Jersey
- development of a traffic control plan for an office/production facility in Poughkeepsie, New York, including plans for new traffic signalization, intersection modifications and proposals for initiation of staggered work shifts (for the IBM Corporation)

ROBERT M. RODGERS

- completion of a traffic impact analysis for a proposed new headquarters/administration building for the Lukens Steel Company in Coatesville, Pennsylvania

Currently working on, or have completed, comprehensive traffic and parking studies for a number of medical centers including: Chestnut Hill Hospital, the Institute for Cancer Research, Medical College of Pennsylvania and Hospital, Delaware County Memorial Hospital, and Presbyterian-University of Pennsylvania Medical Center.

As director of the Traffic Operations Division of Simpson & Curtin, Transportation Engineers, Mr. Rodgers completed traffic engineering and transportation planning studies in twenty states and Canada including:

- completion of a ground access analysis of an Environmental Impact Assessment report for the planned expansion program of the San Francisco International Airport
- completed the transportation impact portion of an Environmental Impact Assessment for the planned development of the Washington Technical Institute and International Center for the United States State Department
- evaluated the ability of the highway network to handle projected 1985 traffic demands for three alternative land use scenarios in the City of Camden, New Jersey
- an evaluation of street and traffic aids to improve bus flow in Laval, Province of Quebec, Canada
- completion of an evaluation of the Boston Transportation Control Plan for the U.S. Environmental Protection Agency
- preparation of revised rules and regulations governing ground access at Chicago's O'Hare International Airport
- preparation of environmental impact assessments and traffic analysis for four proposed commuter rail park-and-ride lots to be located in suburban Philadelphia for the Pennsylvania Department of Transportation

ROBERT M. RODGERS

Completed TOPICS studies (Traffic Operations Program to Increase Capacity and Safety) for a 130 square mile area of Eastern Montgomery County, the City of Allentown, and the City of Chester for the Pennsylvania Department of Transportation.

Responsible charge as a land development engineer with The Korman Corporation for the land development of various sites for residential and commercial development in the states of Pennsylvania, New Jersey, and Delaware, including construction of a 160 condominium unit site in Palmyra Harbour, New Jersey.

Served as an expert witness and presented testimony of traffic studies before the governing bodies and planning and zoning boards of several municipalities, including:

Bethlehem, Pennsylvania
York, Pennsylvania
Falls Township, Pennsylvania
Chester Township, New Jersey
Denville Township, New Jersey
Birmingham Township, New Jersey
Randolph Township, New Jersey
Borough of South Coatesville, Pennsylvania
Atlantic City, New Jersey
Middletown Township, New Jersey
West Chester, Pennsylvania
Westwood, New Jersey
Aston Township, Pennsylvania
Gloucester Township, New Jersey
Cherry Hill Township, New Jersey
Bedminster Township, New Jersey
Mercerville, New Jersey
GreenBrook Township, New Jersey
City of Summit, New Jersey
Town of Bedford, New Jersey
Poughkeepsie, New York
Raritan Township, New Jersey

COMMUTERS, Cumulative Percent

COMMUTE TRAVEL TIME, Rush Hour, Average Minutes One-Way

