

AMG

6/83

Warren Twp: Meeting its  
housing obligations  
for AMG by Coppola.

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WARREN TOWNSHIP  
Somerset County  
New Jersey



MEETING ITS  
HOUSING OBLIGATIONS:

An Assessment

June, 1983

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## TABLE OF CONTENTS

INTRODUCTION

HOUSING ANALYSIS

REVIEW OF LARGE LAND TRACTS

DESCRIPTION OF TRACTS PROPOSED FOR REZONING

DESCRIPTION OF SKYTOP AND AMG TRACTS

NOTE: All photographs included in this report are reproductions of original display boards which should be viewed for details not discernible from the photographic reproductions.

# INTRODUCTION

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## INTRODUCTION

The material included within this report has been prepared for AMG Realty Company and Skytop Land Corporation as an assessment of Warren Township's actions in response to its "Mt. Laurel II" housing obligations.

The report contains four (4) principle sections including the following:

### Housing Analysis

Warren Township's obligation to provide housing opportunities for low and moderate income households is analyzed and quantified in the Housing Analysis section of this report. The analysis concludes that Warren Township's fair share obligation for low and moderate income households is between 713 and 1,427 dwelling units.

### Review of Large Land Tracts

This section of the report identifies fifty-six (56) large land tracts situated within Warren Township in terms of acreage, zoning, current development status, existing uses, access capabilities, adjoining land uses, environmental considerations, Master Plan considerations, and an identification of the current (June 1983) owner(s) and municipal tax lot and block number(s). A review of the information presented for the fifty-six (56) land tracts indicates that the vast majority of the identified land tracts (each approximately 30 acres or more in land area) are inappropriate for significant multiple family residential development.

### Description of Tracts Proposed for Rezoning

This section of the report identifies the land tracts situated within Warren Township which have been proposed for rezoning in compliance with Judge Meredith's finding that Warren Township is not currently meeting its housing obligations. The seven (7) sites are identified in terms of acreage, location, zoning, ownership, current development status, access capabilities, adjoining land uses, environmental considerations, Master Plan considerations, and municipal lot and block number(s). A review of the information presented in this section of the report indicates the inappropriateness and insufficiency of the Township's proposed rezoning to satisfy Judge Meredith's Court Order.

### Description of Skytop and AMG Tracts

This section of the report identifies the Skytop and AMG land tracts within Warren Township. The two (2) land tracts are identified in terms of acreage, location, zoning, ownership, current development status, access capabilities, adjoining land uses, environmental considerations, Master Plan considerations, and municipal lot and block numbers(s). It is these land tracts, because of their size, location and ownership aspects, which provides Warren Township an evident opportunity to satisfy its "Mt. Laurel II" housing obligations.

# HOUSING ANALYSIS

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Warren Township - June 1983

## HOUSING ANALYSIS

### TABLE OF CONTENTS

INTRODUCTION . . . . .	1
INDIGENOUS HOUSING NEED . . . . .	1
REGIONAL PROSPECTIVE HOUSING NEED . . . . .	3
DEFINING THE HOUSING REGION . . . . .	5
PROJECTING REGIONAL HOUSING NEED . . . . .	5
ALLOCATING REGIONAL HOUSING NEED . . . . .	10
PROSPECTIVE LOW AND MODERATE INCOME HOUSING NEED . . . . .	11
TOTAL MT. LAUREL HOUSING OBLIGATIONS FOR WARREN TOWNSHIP . . . . .	12
TOTAL OBLIGATION FOR LOW AND MODERATE INCOME HOUSING . . . . .	12

### LIST OF PLATES

STATE DEVELOPMENT GUIDE PLAN - WARREN TOWNSHIP . . . . .	2
COMPONENTS OF INDIGENOUS HOUSING NEED . . . . .	4
THIRTY (30) MINUTE COMMUTING AREA . . . . .	6
EMPLOYMENT GROWTH AND PROJECTIONS . . . . .	8
PROSPECTIVE REGIONAL HOUSING NEED, 1982-1990 . . . . .	9
PROSPECTIVE FAIR SHARE ALLOCATIONS . . . . .	13
APPENDICES A, B, C and D . . . . .	following page 13

## HOUSING ANALYSIS

### 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 lower cost 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 Department Guide Plan (SDGP) of the New Jersey Department of Community Affairs, are obligated only to provide lower cost housing to meet the needs of their resident poor. 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 lower cost housing in the housing region of which they are a part.

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, Warren Township is located within a "growth area" in the State Development Guide Plan. Its Mt. Laurel housing obligation, therefore, includes both present, indigenous need and a share of the future, prospective need of the housing market region.

### INDIGENOUS HOUSING NEED

The Mt. Laurel II Decision states that every municipality in New Jersey is responsible for meeting its indigenous need, but the Court provides no explicit guidelines for determining that need. The language of the Court suggests several interpretations of indigenous need, each of which produces different numbers for Warren Township's indigenous housing need obligation.

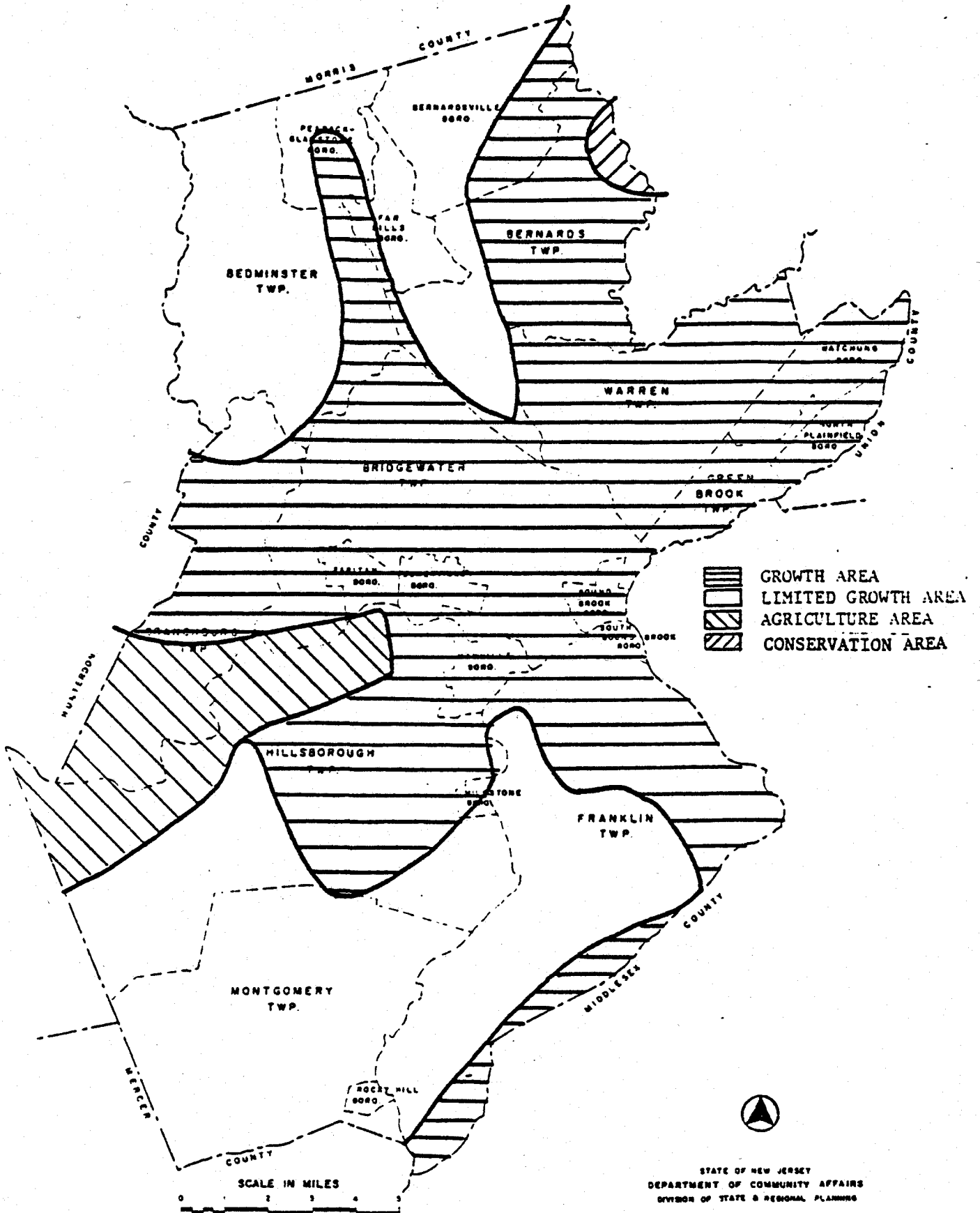
The minimum level of indigenous housing need is based on the amount of dilapidated housing in the Township. The Court states: "Every municipality's land use regulations should provide a realistic opportunity for decent housing for at least some part of its resident poor who now occupy dilapidated housing." (p.26) In the absence of current data on housing conditions in the Township, it is recommended that this component of housing need be based on two indicators of inadequate housing in the 1980 Census: housing units with no bath or only a half-bath, and units with no kitchen facilities. There were 23 such units in the Township in 1980, according to the U. S. Census.





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



-  GROWTH AREA
-  LIMITED GROWTH AREA
-  AGRICULTURE AREA
-  CONSERVATION AREA

SCALE IN MILES  
0 1 2 3 4 5

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

In another reference, the Court includes overcrowded housing in defining indigenous housing need: "all municipalities' land use regulations will be required to provide a realistic opportunity for the construction of the region's present lower income housing need generated by present dilapidated or overcrowded lower income units, including their own." (p.72) According to the 1980 Census, there were 20 housing units in the Township with more than one person per room, the standard definition of overcrowding in housing programs.

Substandard housing and overcrowding constitute a physical component of indigenous housing need. The Mt. Laurel II decision suggests indirectly that indigenous need for "growth" municipalities also include a financial component. The Court's discussion of Mount Laurel Township's own housing suit refers to the method used by that municipality to calculate indigenous need: "To determine its fair share, Mount Laurel first conducted an on-site study to determine its indigenous lower income level housing need...based on the number of deteriorated or dilapidated units in the Township and the number of lower income families presently residing in Mount Laurel paying rent beyond their means [greater than 25 percent of annual income]" (pp.161-162).

Financial housing need in Warren Township can be calculated from data in the U. S. Census on housing expenditure as a percentage of annual income. According to the 1980 Census, the Township had 338 low and moderate income households whose housing costs were more than twenty-five percent (25%) of annual income. However, this represents a need which may be met with subsidies for housing expenditures, if available, rather than with construction of new housing. Furthermore, the financial data in the Census is already four years old. Household income and housing costs may have changed significantly in the interim and some of the households may no longer reside in the community.

For Warren Township, indigenous housing needs consists of the following components, described in further detail on Plate 2.

- Physical housing need: 43 units
- Financial housing need: 338 units
- Maximum indigenous need: 381 units

#### REGIONAL PROSPECTIVE HOUSING NEED

Currently, no definitive procedures exist for determining the regional need for lower cost housing, or a municipality's fair share of that need. A "Statewide Fair Share Housing Allocation Plan" was prepared in 1978 by the New Jersey Department of Community Affairs in response to the first Mt. Laurel Decision. This plan, however, has been effectively repudiated by an Executive Order issued in 1982, rescinding the prior Executive Orders under which the 1978 plan was prepared. Therefore, the Mt. Laurel II Decision notes that the use of the 1978 plan in Mt. Laurel litigation would be inappropriate and "not in keeping with the spirit of the Governor's Executive Order." The Court, however, anticipates that future Mt. Laurel litigation will produce determinations of regional housing need (which will then be presumptively valid), as well as fair share

## PLATE 2

### Components of Indigenous Housing Need

#### Warren Township

• Units with no kitchen facilities (1)	19
• Units with no bath or half-bath only (2)	4
• Overcrowded units (3)	<u>20</u>
<u>Total Physical Housing Need</u>	43 units
• Low Income Households (under \$10,000) Paying 25% or more of income for housing (4)	259
• Moderate Income households (\$10-15,000) paying 25% or more of income for housing (4)	<u>79</u>
<u>Total Financial Housing Need</u>	338 units

#### SOURCES:

- (1) U. S. Census 1980, STF-3 series, Sheet X, Table 16.
- (2) U. S. Census 1980, STF-3 series, Sheet X, Table 15.
- (3) U. S. Census 1980, STF-1 series, Characteristics of Households and Families, Table 18.
- (4) U. S. Census 1980, STF-3 Series, Sheet XI, Tables 30 and 31.

allocations. The Court also provides some guidelines in the Decision about what will, and what will not, be acceptable in these determinations. The Court's guidelines have been used in this analysis of regional housing need.

The Mt. Laurel II Decision discusses three (3) separate issues to be resolved in determining a municipality's fair share of regional housing need: 1) identifying the relevant housing region; 2) determining the region's present and prospective housing need; and 3) allocating this housing need to the municipalities in the region (p.80). Using the guidelines set forth by the Court, this report addresses these three issues, and establishes the following four (4) components of future housing need: 1) a housing region centered around Warren; 2) projections of future housing need within that region; 3) the Township's fair share allocation of the region's total housing need; and 4) the percentage of total housing need required for low and moderate income households.

### DEFINING THE HOUSING REGION

The Mt. Laurel II Decision cite's 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. Using a half-hour as a reasonable maximum commuting time, we can define the housing region for Warren as including all municipalities which can be reached by an automobile trip of thirty (30) minutes or less. Data on residents' commuting time in the 1980 Census (see Appendix A) confirms that this standard is reasonable: 59.5 percent of employed Warren Township residents who reported commuting time had trips of less than 30 minutes, with an average (mean) travel time of 28.3 minutes for all employed residents.

Plate 3 indicates that the 30 minute commuting region around Warren Township includes fifty-nine (59) municipalities in six (6) counties. Appendix B lists the municipalities in the region and describes the procedures used to delineate it.

### PROJECTING REGIONAL HOUSING NEED

Housing need projections for the Warren Township housing region are based on regional employment growth, which reflects potential housing demand rather than existing housing market conditions. The housing need figures are not necessarily the housing that will be built to provide for projected job growth,



but rather the housing that would be built if the housing market were operating effectively. Projections of housing need should not be based on projected municipal population growth, which may reflect the continuance of exclusionary zoning practices.

Employment growth was calculated for each municipality in the housing region using data on private sector jobs covered by the New Jersey Unemployment Compensation Program. The base years for the projections are 1972 to 1981; 1981 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. Furthermore, the period from 1972 to 1981 includes years of expansion and contraction in the State's economy, and therefore serves as a reasonable guide to employment trends.

Job and household growth are projected for the years 1982 to 1990, a reasonable time period for planning and producing housing. The year 1990 will also be a convenient benchmark year for reassessing housing need, as it is the date of the next comprehensive U. S. Census of Population and Housing. Growth is projected on a straight-line basis, assuming that the region's average annual job growth from 1972 to 1981 will continue during the period 1982 to 1990. Although this is a simplification, it avoids the need for complex economic analysis, and incorporates general economic trends. Plate 4 indicates, for each county sector and for the entire region, total and average annual job growth between 1972 and 1981, and projected job growth to 1990.

Projected employment growth was then converted into housing demand, with a conversion factor obtained from the ratio of household growth to job growth between 1970 to 1980 in New Jersey as a whole. During that ten year period, private sector covered jobs increased in the State by 434,758 and households increased by 330,043, resulting in a conversion factor of 0.759; i. e., for every new private sector job, 0.759 new households were created (see Appendix C for calculations).

The difference between private sector job growth and household growth is attributable to various causes, including job growth in the public sector, households with no members in the job market (e.g., retirees), and households with more than one wage earner. For a county or municipality, the difference between jobs and households might also reflect its local characteristics, either as a job center, with more in-commuters than out-commuters, or a 'bedroom' community with net out-commuting. Using a statewide ratio of job to household growth avoids these local variations.

Housing demand for 1982 to 1990 is projected by applying the job/household conversion factor to projected employment growth in the region. As this represents only occupied housing, an additional four percent (4%) is added to the total to account for vacant housing and housing losses through demolition, fire, etc. Plate 5 shows the total projected housing demand for the region.

PLATE 4

Employment (\*): Recent Growth and Projections  
Warren Township Housing Region

	<u>Jobs 1972</u>	<u>Jobs 1981</u>	<u>Avg. Annual Job Growth</u>	<u>Projected Job Growth 1982 - 1990</u>	<u>Projected Jobs - 1990</u>
Somerset County Sector	55,055	77,615	+ 2,507	+ 22,563	100,178
Morris County Sector	57,853	95,747	+ 4,210	+ 37,890	133,637
Middlesex County Sector	83,099	122,606	+ 4,390	+ 39,510	162,116
Union County Sector	64,013	75,665	+ 1,295	+ 11,655	87,320
Hunterdon County Sector	3,196	4,603	+ 156	+ 1,404	6,007
Essex County Sector	<u>8,108</u>	<u>10,040</u>	<u>+ 215</u>	<u>+ 1,935</u>	<u>11,975</u>
REGION TOTAL	271,324	386,276	+12,773	+114,957	501,233

(\* ) Private sector employment covered by the N. J. Unemployment Compensation Program.

SOURCE: New Jersey Employment Trends, 1972 and 1981,  
New Jersey Department of Labor & Industry.

PLATE 5

Prospective Regional Housing Need, 1982 - 1990  
Warren Township Housing Region

Projected Employment Growth, 1982 - 1990:	114,957 jobs
Projected Household Growth, (employment growth x .759):	87,252 households
Additional Units for Vacancy and Housing Loss (4%):	3,490 units
Total Prospective Housing Need:	90,742 units



## ALLOCATING REGIONAL HOUSING NEED

The Mt. Laurel II Decision offers the following "suggestions" (the Court's word) for determining a municipality's "fair share" of the 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 no 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)

Clearly, the Court would not accept fair share allocation formulas based on a municipality's share of the region's population or housing since these might reflect current or past exclusionary housing practices. To meet the intent of the Court, it is recommended that municipal fair share allocations be based on three (3) factors: 1) the portion of the region's total "growth area" located within Warren Township; 2) Warren's share of total covered employment in its region; and 3) Warren's share of recent employment growth in its region.

The first factor in the fair share allocation is the proportion of the region's total "growth area" in Warren Township. This was determined by outlining the 30 minute commuting region on the State Development Guide Plan map and measuring the growth areas (in square miles) within the region and within the Township (see Appendix D for calculations). This factor meets the Court's intent to channel intensive development into the State Development Guide Plan "growth areas".

Within the commuting region around Warren Township, the State Development Guide Plan designates 397.2 square miles as "growth area", of which 19.6 square miles are in Warren. The Township's fair share allocation based on this factor is therefore 4.93 percent of the projected regional housing need.

Factor 1:	Growth area in Township:	<u>19.6</u> square miles
	Growth area in region:	<u>397.2</u> square miles
	Percent share:	<u>4.93%</u>

The second allocation factor is the Townships 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 - - public utilities, transportation facilities, and municipal services - - as well as a substantial ratable base.

In 1981, the most recent year for which employment data is available, Warren Township had 2,914 private sector covered jobs, a 0.75 percent share of the 386,276 private sector covered jobs in the commuting region.

Factor 2:	Employment in Township (1981):	<u>2,914</u> jobs
	Employment in region:	<u>386,276</u> jobs
	Percent share:	<u>0.75%</u>

The third allocation factor of 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 accompanied by substantial ratables..." (p.93) This factor is also likely to favor municipalities with extensive areas of land available for development.

The fair share factor is determined from growth in private sector covered employment between 1972 and 1981. Employment in Warren Township increased by 1,221 jobs, and employment in the region increased by 114,952 jobs, for a fair share allocation of 1.06 percent.

Factor B: Employment growth in Township (1972-81):	<u>1,221</u> jobs
Employment growth in region:	<u>114,952</u> jobs
Percent share:	<u>1.06%</u>

Each of the three (3) fair share factors distributes housing need within the region on a different basis. If the factors are equally important, the final allocation would assign them equal weight. Alternatively, if one of the factors is more important, it would be assigned greater weight. In order to assess the impact of alternate weightings on fair share allocation, four weightings were developed, as follows:

- Weighted Fair Share A:  
(All Factors Equal) 2.25%
- Weighted Fair Share B:  
(Factor 1 - 50%;  
Factors 2 and 3 - 25%) 2.92%
- Weighted Fair Share C:  
(Factor 2 - 50%;  
Factors 1 and 3 - 25%) 1.87%
- Weighted Fair Share D:  
(Factor 3 - 50%;  
Factors 1 and 2 - 25%) 1.95%

The resulting range of fair share allocations for Warren Township falls between 1.87 percent and 2.92 percent of the regional housing need. The range of final allocation numbers will constitute the "target area" for municipal efforts to meet the Township's Mt. Laurel housing obligation.

**PROSPECTIVE LOW AND MODERATE INCOME HOUSING NEED**

The need for low and moderate cost housing is based upon the percentage of low and moderate income households in the total population, using a definition of low and moderate income which is standard in many housing programs and was approved by the Court in the Mt. Laurel II Decision. According to this definition, households earning fifty percent (50%) or less of the area's median income

are low income, and households earning between fifty percent and eighty percent (50% - 80%) of the area's median income are moderate income.

The percentage of households in these income categories is based on statewide distribution figures appearing in the 1980 Census. State income figures were used because the housing region includes all or part of several counties. In addition, the distribution of households by income level varies among counties. This is partly because of county differences in the distribution of lower cost housing. Moreover, utilization of statewide income distribution figures avoids incorporating the effects of exclusionary zoning into the allocation methodology.

According to the 1980 Census, 39.5% of all households in the State had annual incomes of eighty percent (80%) or less of the statewide median household income, and 23.6% of all households had incomes of fifty percent (50%) or less of the median.

The Township's share of prospective low and moderate income housing need is determined by applying these percentages to its share of total regional housing need. The four weighted allocations of total housing need result in four corresponding allocations of low and moderate income housing. The Township's regional Mt. Laurel prospective housing obligation, presented on Plate 6, is as follows:

- Moderate income housing need: 270 to 421 units
- Low income housing need: 400 to 625 units
- TOTAL REGIONAL PROSPECTIVE HOUSING NEED (LOW AND MODERATE): 670 to 1,046 units

#### TOTAL MT. LAUREL HOUSING OBLIGATION FOR WARREN 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, including physical and possibly financial need, and the range of numbers for the prospective regional need component. When the indigenous need numbers are combined with the prospective need numbers, the total housing obligation for Warren Township is within the following range:

##### Indigenous Need:

<u>Physical:</u>	43 units
<u>Financial:</u>	338 units

##### Prospective Regional Need:

<u>Minimum:</u>	670 units
<u>Maximum:</u>	1,046 units

#### TOTAL OBLIGATION FOR LOW AND MODERATE INCOME HOUSING

- Between 713 and 1,427 (Physical indigenous plus minimum prospective regional) (Physical and financial indigenous plus maximum prospective regional)

PLATE 6

Prospective Fair Share Allocations  
Warren Township

	<u>Weighted Fair Share Allocation</u>			
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Total Regional Housing Need	90,742	90,742	90,742	90,742
Weighted Fair Share	2.25%	2.92%	1.87%	1.95%
Prospective Fair Share Allocation, Total Prospective Housing Need For Warren Township	<u>2,042</u>	<u>2,650</u>	<u>1,697</u>	<u>1,769</u>
Prospective Fair Share Allocation, Moderate Income Housing (15.9% of total)	325	421	270	281
Prospective Fair Share Allocation, Low Income Housing (23.6% of total)	<u>482</u>	<u>625</u>	<u>400</u>	<u>417</u>
Prospective Fair Share Allocation, Total Low and Moderate Income Housing	807 du	1,046 du	670 du	698 du

APPENDIX A

1980 Journey-to-Work Data  
Employed Residents of Warren Township

Place of Work

	<u>Number</u>	<u>Percent</u>
Somerest County	1,585	37.3
New Jersey: all other Counties	2,398	56.4
Outside New Jersey	267	6.3
Total	<u>4,250</u>	<u>100.0</u>

Travel Time to Work

Under 30 minutes	2,668	59.5
30-44 minutes	1,099	24.5
45-59 minutes	302	6.7
60 minutes or more	414	9.3
Total	<u>4,483</u>	<u>100.0</u>

Mean travel time: 28.3 minutes

Mode of Transportation to Work

Car (including carpool)	4,147	91.8
Public transportation	210	4.6
Walked to work	26	0.6
Worked at home	102	2.3
Other	33	0.7
Total	<u>4,518</u>	<u>100.0</u>

SOURCE: U. S. Census of Population, 1980.

## APPENDIX B

### PROCEDURES FOR DELINEATING THE HOUSING REGION

The housing region around Warren Township was 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. 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 Warren Township housing region:

<u>Somerset County:</u>	All municipalities except Montgomery and Rocky Hill.
<u>Morris County:</u>	Chatham Borough, Chatham Township, Chester Borough, Chester Township, Florham Park, Hanover, Harding, Madison, Mendham Borough, Mendham Township, Morris Township, Morris Plains, Morristown, Parsippany and Passaic.
<u>Union County:</u>	Berkeley Heights, Cranford, Fanwood, Mountainside, New Providence, Plainfield, Scotch Plains, Springfield, Summit and Westfield.
<u>Hunterdon County:</u>	Clinton Town, Clinton Township, High Bridge, Lebanon Borough, Readington and Tewksbury.
<u>Middlesex County:</u>	Dunellen, Edison, Highland Park, Metuchen, Middlesex, New Brunswick, Piscataway and South Plainfield.
<u>Essex County:</u>	Millburn Township.

APPENDIX C

Job-Household Ratio, New Jersey, 1970-80

	<u>Households</u>	<u>Covered Jobs</u>	<u>Ratio Household-Job</u>
1970	2,218,182	2,095,798	1.06
1980	2,548,225	2,530,556	1.01
Change 1970-1980	+ 330,043	+ 434,758	0.759

SOURCE: U. S. Census of Population & Housing, 1970 and 1980; and New Jersey Employment Trends, New Jersey Department of Labor and Industry, 1970 and 1980.

APPENDIX D

Growth Area by County Sector  
Warren Township Housing Region

<u>County Sector</u>	<u>Growth Area (sq. miles)</u>
Somerest	156.96
Morris	78.09
Union	53.19
Hunterdon	26.67
Middlesex	72.29
Essex	<u>10.00</u>
<u>Total Region:</u>	397.20
Warren Township:	19.6
Township Share of Region:	4.93%

SOURCE: Planimetric measurements,  
Richard Thomas Coppola and Associates.



# REVIEW OF LARGE LAND TRACTS

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Warren Township-1983

DESCRIPTION OF TRACTS  
PROPOSED FOR REZONING

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By Warren Township

DESCRIPTION OF TRACTS PROPOSED FOR REZONING BY WARREN TOWNSHIP  
TOWNSHIP OF WARREN MASTER PLAN, LAND USE AND HOUSING ELEMENT, 1982

<u>Tract and Location</u>	<u>Current To Proposed Zoning</u>	<u>1977 Master Plan Designation</u>	<u>Amended Master Plan Designation</u>	<u>Approx. Size of Tract and Number of Lots</u>	<u>Description of Tract</u>	<u>Adjoining Land Uses</u>	<u>Access Roadways</u>	<u>Sewer Service</u>	<u>Development Constraints</u>
A  Watchung Hills High School area;  Northeast part of Warren/	R-R to R-10	Rural Residential & Environmentally Critical/Rural Residential.	High Density Single Family District (4du/acre)	40+/- acres & street areas (Twp. lands equal 29 ac. plus paper streets; private lands = 11ac.) and 33 lots (13-Township; 20-private)	Primarily undeveloped woodlands. Maj. portions of tract have slopes 10% or greater. 13 of 20 private lots developed w/single family homes. Apparently a 'premature' subdivision area - paper streets.	Single family residences on Mountain Ave.; Woodland School & High Sch. to east; I-78 to south.	Mountain Ave. and Stirling Rd., both secondary arterial roads. Access to Mt. Ave. dangerous as road is narrow, hilly & visibility limited. Intersect. w/Stirling Rd. & Mt. Ave. dangerous, traffic light needed.	7 resid. lots on Stirling Rd. served by sewers. Twp. has reserved 4400gpd of sewer cap. (8/3/78) enough for approx. 8-11 dwellings. Lot 502-19 also has unused sewage reserve of 2000gpd.; could serve 5 units.	Lack of infrastructure. Access limitations. Areas in steep slopes, drainage courses. Twp. lands proposed to be used as 'starter homes' at initial occupancy.
B  "Hill-crest Road; I-78 Area"  North-east portion of Warren; Near Berkley Hgts./ Watchung borders.	R-R to R-10	Medium Density Residential (2du/ac) for frontage along Hillcrest Rd.; Bulk of area Environmentally Critical/Rural Conservation. Portion designated Conservation/Steep Slopes.	Medium Density Environmentally Critical Single Family District (2du/ac).  Master Plan indicates 10,000 s.f. lots for single family homes with larger lots near I-78 and Warren Way.	52 acres and 21 lots with 13 different owners.	Generally a wooded undeveloped area with extensive areas with slopes in excess of 15%. Existing single family development, 9 homes, situated along Hillcrest Rd. Lots are long & narrow. One appears to be landlocked.	Single family residential to east, north (on Hillcrest) & west; I-78 interchange adjoins site to south.	Hillcrest Rd., a secondary arterial. Roadway adjacent to site is on hill. Access to site appears difficult re: hill & prox. to I-78 interchange.	8 of the 9 existing residences served by sewers. Sewer line in Hillcrest.  Unused sewer allocation reserve exists to service Lots 35, 36, 37, 38, 43.	Access limitations. Steep slopes. Multiplicity of land owners. Lack of infrastructure.

DESCRIPTION OF TRACTS PROPOSED FOR REZONING BY WARREN TOWNSHIP  
TOWNSHIP OF WARREN MASTER PLAN, LAND USE AND HOUSING ELEMENT, 1982  
(Continued)

<u>Tract and Location</u>	<u>Current To Proposed Zoning</u>	<u>1977 Master Plan Designation</u>	<u>Amended Master Plan Designation</u>	<u>Approx. Size of Tract and Number of Lots</u>	<u>Description of Tract</u>	<u>Adjoining Land Uses</u>	<u>Access Roadways</u>	<u>Sewer Service</u>	<u>Development Constraints</u>
C  North-east section of Warren on Stirling Road near Watchung.	Neighborhood business (along Stirling Rd.) and R-20 Residential Medium Density in rear portions.  to R-20 (TH)  TH option 4-7du/ac could provide 72 - 105 units.	Neighborhood Business, Residential Medium Density (2du/ac.) and Conservation/Wetlands.	Medium Density Single Family (2du/ac.) and Multi Family Option (4-7 du/ac.)	35 +/- ac. and 3 lots with different owners and Township sewer and P&L easements.	Undeveloped lands; wooded and open tract is bisected by JCP&L easement; stream and flood hazard area; and Twp. sewer lines. Net developable portion of site may be only 18 +/- ac.	Commercial & Industrial uses to west; Chateau Chanticler Restaurant to south; single family residences north and east.	Stirling Rd., a secondary arterial.	Lots not now sewered. Sewer trunk bisects site and line is in Stirling Road.  Ballero Constr. Co. has 12,000gpd. sewer allocation reserved for Parcel 538; 20 - 30 units.	JCP&L high tower easement. Flood hazard areas. Development of site would have to be in two sections, one 6 +/- acres and one 12 +/- acres.
D  North-east section of Warren	R-20 to R-10	Residential Medium Density (2du/ac.) and Medium/High Density (4du/ac.)	High Density Single Family District (4u/ac.)	85 +/- ac. and 210 +/- lots and owners	A built-up area known as 'Plainfield Gardens'. Originally an area of 'summer bungalows'. Portions of street system are "paper streets".	Single family homes; the Middle School; JCP&L easement.	Reinman Road, a collector street, is primary roadway serving area. Majority of street system is developed; however, many streets are unpaved.	Sewer service exists. Most homes connected into system. Development of new homes will require sewer allocation.	Rezoning will only generate 30-35 additional single family homes. Many of sites would have to be subdivided from existing "larger" lots. Sewer allocation and street ext. required.

DESCRIPTION OF TRACTS PROPOSED FOR REZONING BY WARREN TOWNSHIP  
TOWNSHIP OF WARREN MASTER PLAN, LAND USE AND HOUSING ELEMENT, 1982  
(Continued)

<u>Tract and Location</u>	<u>Current To Proposed Zoning</u>	<u>1977 Master Plan Designation</u>	<u>Amended Master Plan Designation</u>	<u>Approx. Size of Tract and Number of Lots</u>	<u>Description of Tract</u>	<u>Adjoining Land Uses</u>	<u>Access Roadways</u>	<u>Sewer Service</u>	<u>Development Constraints</u>
E  Warren-ville area	Resi- dential (ECR) Environ- mentally Critical to R-20	Medium Density (2du/ac) and Conservation/ Steep Slope	Medium Density Single Family (2du/ac.) and Multi Family with Adult Housing Option (4-8du/ac.)	25 acres and 14 lots and owners	Generally a wooded steep slope area with several homes built in area to 'overlook the valley'. More than 50% of area has slopes in excess of 23%.	Single family resi- dential on Hill- crest Blvd.; Vacant lands to south below the hill.	None existing. Existing homes have driveways, many shared, from Hillcrest Blvd.	None existing. Sewer recently constructed in Hill- crest Blvd.	Very steep slope will severely limit any additional residential develop- ment. New construction will be limited and will generally be "flag lots".
F  Warren-ville	Environ- mentally Critical Resid. (ECR) to R-20 (THA)	Conservation/ Steep Slope in northern portion; Residential En- vironmentally Critical in southern portion.	Medium Density Single Family (2du/ac.) and Multi Family with Adult Housing Option (4-8du/ac.)	55 acres and 5 lots and 4 owners	Tract is generally undeveloped; formerly agricul. uses. Slopes on site are generally 5-6% in lower portion and 10% in upper portion adjacent to Tract E. Portion of area is woodland.	Principally the Wash- ington Valley Rd. commercial area in Warrenville. Warren Twp. munic. bldg. to the south & single family residences to west, north and east.	Washington Valley Rd, a major arterial.	None now. Sewer service from Mt. Blvd. will be available.	Steep slope portion will limit development.
G  'Timbers Property'	RR to R-20 (TH)	Residential Environmentally Critical/Rural Conservation	Medium Density Single Family (2du/ac.) and Multi Family Option (4-7du/ac.)	65 +/- ac. and 7 lots with 5 owners	Generally undeveloped woodland. Residence exists on one lot. Small portion of site has 20% slope.	Chubb Hdqtrs. to north and single family residential to west and east. To the south is undeveloped Mt. Horeb subdivision area.	Mt. View Rd., a collector roadway; also Liberty Corner Rd., a major arterial.	None exists. An allocation of 18,000gpd. of capacity has been reserved from the Stage V Sewage Plant & will serve 45 dwelling units.	

**TRACT A**

**Property Ownership List**

Block	Lot	Owner
455	10-15	Township of Warren
455	16	Libiano
455	17-18	Township of Warren
455	19	Repside of Warren
455	20	Piscata
455	21	Villem
455	22	Ilmor
456	13	Township of Warren
456	26	Township of Warren
456	27	Township of Warren
456	28	Township of Warren
302	14-15	Katula
302	16	Township of Warren
302	17	Conks
302	18	Optimo
302	19	John
302	20A	Roberts
303	1	Township of Warren
303	2	Luettin
304	1	Stadley
304	2	Belser
304	3	Township of Warren
304	4	Evans
304	5	Evans
304	6	Evans
304	7	Evans
304	8	Evans
304	9	Evans
304	10	Evans
304	11	Evans
304	12	Evans
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304	91	Evans
304	92	Evans
304	93	Evans
304	94	Evans
304	95	Evans
304	96	Evans
304	97	Evans
304	98	Evans
304	99	Evans
304	100	Evans

**Proposed Zoning Change**  
**From: RR To: R-10**

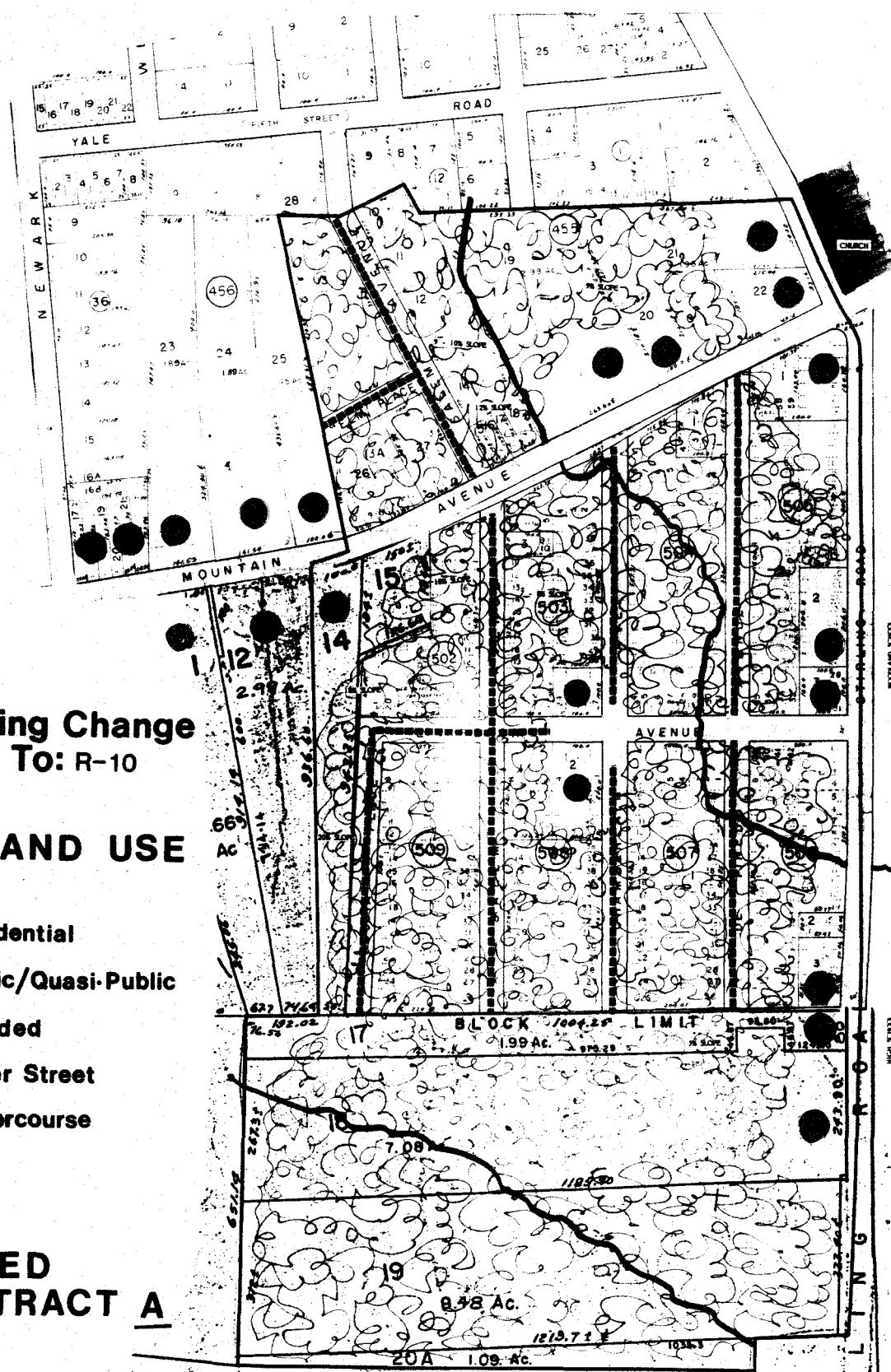
**EXISTING LAND USE**

- Residential
- Public/Quasi-Public
- ▨ Wooded
- Paper Street
- ~ Watercourse

**PROPOSED RE-ZONING TRACT A**

**ROUTE #78**

**PREPARED BY:**  
**Richard Thomas Coppola and Associates - May 1983**

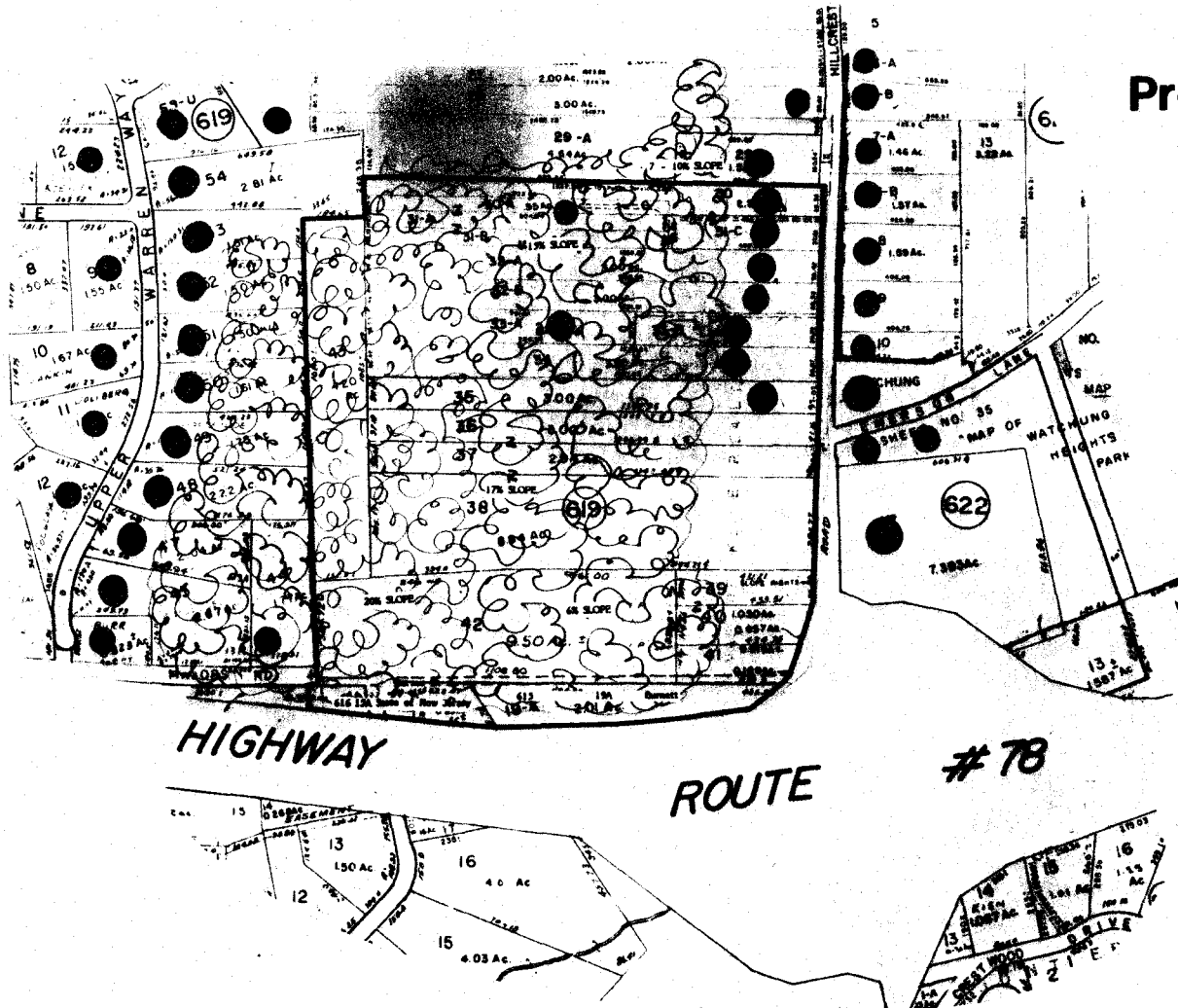


# PROPOSED RE-ZONING TRACT B

Proposed Zoning Change  
From: RR To: R-20(ECR)

## EXISTING LAND USE

● Residential



### TRACT B

#### Property Ownership List

Block	Lot	Owner
619	30	Kazak
	30-A	Miller
	31-A	Miller
	31-B	Miller
	31-C	Miller
	32-A	Logan
	32-B	Mahincovski
	33-A	Rau
	33-B	Moore
	34	Pacey
	35	Kraus
	36	Pacey
	37	Pacey
	38	Pacey
616	39	Bojczak
	40	Bojczak
	41	Pokrasa
	42	Bojczak
	43	Tuchan
	15-A	Not determined
19-A	Burnett	

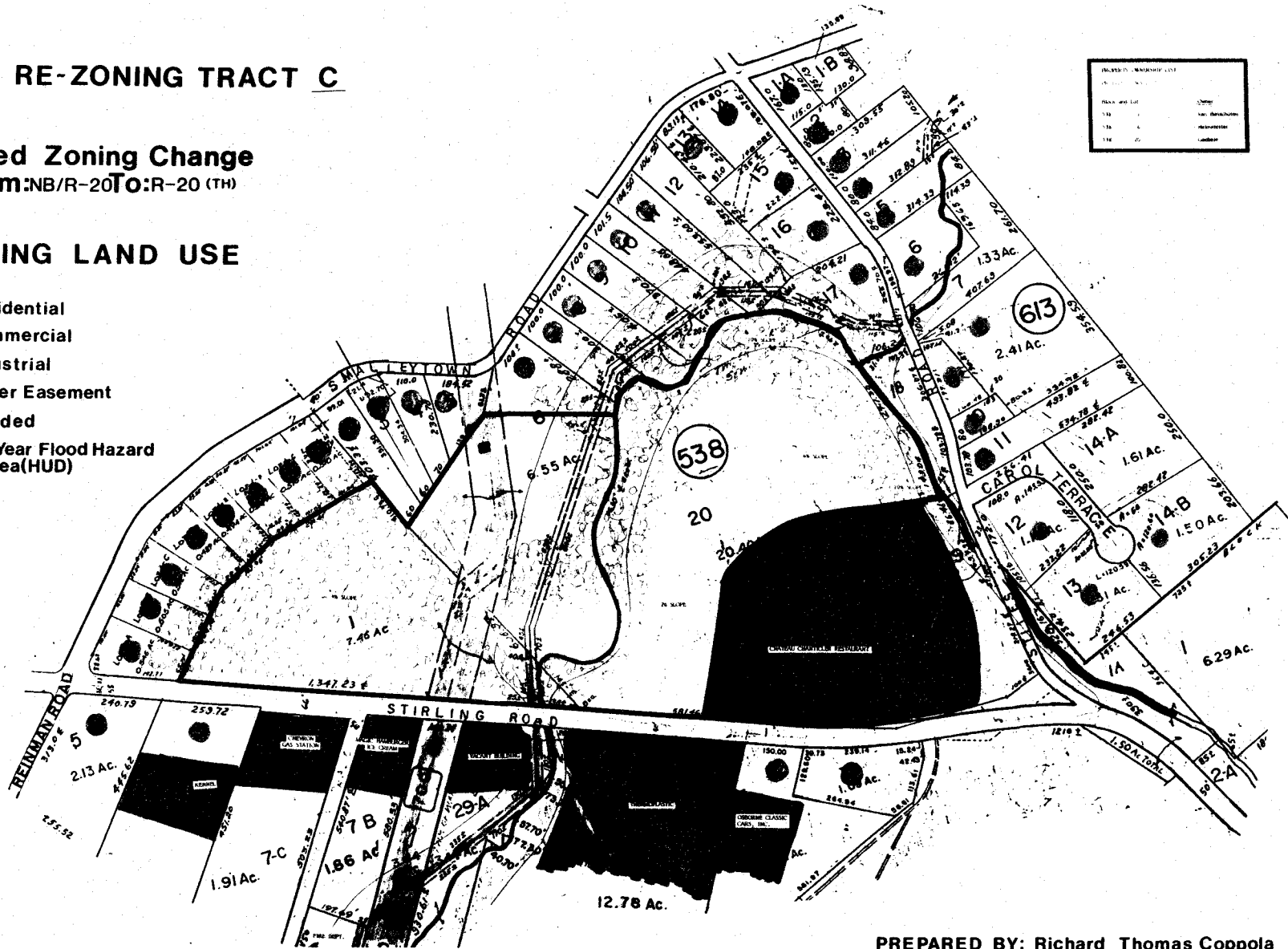
PREPARED BY: Richard Thomas Coppola  
and Associates - May 1983

# PROPOSED RE-ZONING TRACT C

Proposed Zoning Change  
From: NB/R-20 To: R-20 (TH)

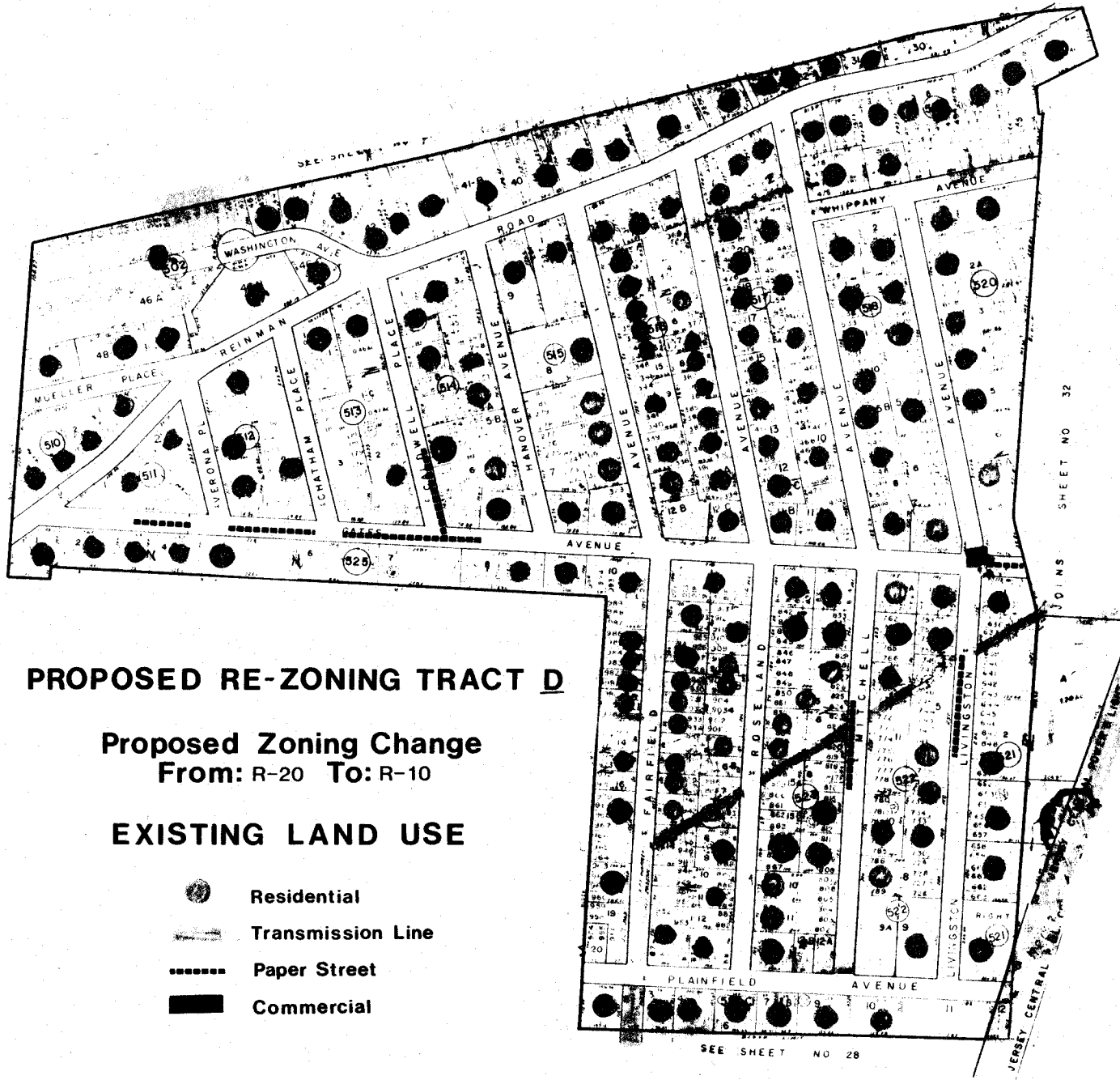
## EXISTING LAND USE

- Residential
- Commercial
- Industrial
- Sewer Easement
- Wooded
- 100 Year Flood Hazard Area (HUD)



PREPARED BY: Richard Thomas Coppola  
and Associates May 1983









**PROPOSED RE-ZONING TRACT D**

**Proposed Zoning Change**  
**From: R-20 To: R-10**

**EXISTING LAND USE**

-  Residential
-  Transmission Line
-  Paper Street
-  Commercial

SEE SHEET NO 28

JUDINS SHEET NO 32

JERSEY CENTRAL



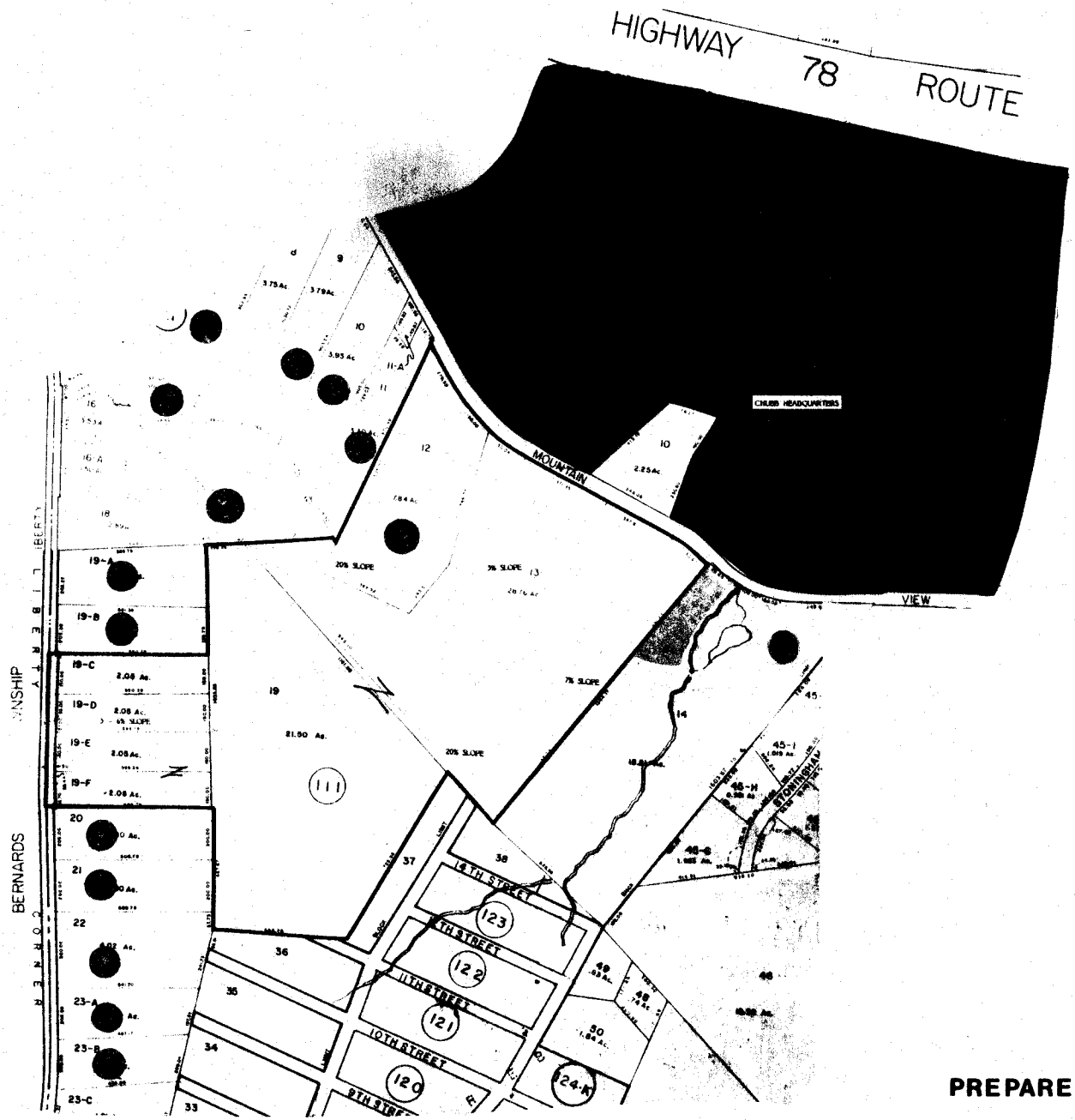
HIGHWAY 78 ROUTE

**PROPOSED RE-ZONING  
TRACT G**

**Proposed Zoning Change  
From: RR To: R-20(TH)**

**EXISTING LAND USE**

 Residential  
 Office



TRACT G

Property Ownership List

Block	Lot	Owner
111	12	Elkins
	13	Diems & Reiss
	19	Diems & Reiss
	19-C	Koe
	19-D	Morgan
	19-E	Petti
	19-F	Petti

**PREPARED BY: Richard Thomas Coppola  
and Associates · May 1983**

DESCRIPTION OF  
SKYTOP AND AMG TRACTS  
Warren Township

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DESCRIPTION of SKYTOP and AMG TRACTS

Township of Warren, New Jersey

<u>Tract</u>	<u>Tax Block/Lot</u>	<u>Existing Zoning</u>	<u>1977 Master Plan Designation</u>	<u>Tract Location</u>	<u>Approximate Tract Size</u>	<u>Tract Description</u>	<u>Land Uses</u>	<u>Access Roadways</u>	<u>Sewer Service</u>	<u>Development Constraint Factors</u>
Skytop	125/10	RR - Rural Residential	Residential-Environmentally Critical/Rural Conservation and Conservation/Wetlands.	Western section of Township	214 acres  (one lot and one owner)	Agricul. and woodland. Topography is 3-6%.	Mt. Horeb Church, Pingry School & resid./agricul. to west; single family resid. to east; agricul. to south; vacant woodland to north.	Liberty Corner Rd., major arterial; and Mt. Horeb Rd., a collector	None. An allocation of 60,000 gpd from Stage V Sewage Plant is allocated. Will service 150 units.	Wetlands areas along streams in northern portion of site.
AMG	137/22 & 25	RR - Rural Residential	Residential-Environmentally Critical/Rural Conservation. A small portion on Liberty Corner Road is Conservation/Steep Slope.	Southwestern portion of Township	89 acres  (two lots and one owner)	Generally agricul. use. Topography is generally 4-8% with a portion 8-12%.	Pingry School to west; agricul. uses to north; single family resid. to east. Adjoins Bridge-water & Bernards Twp. lines.	Liberty Cor. Rd., a major arterial.	None.	Small portions in steep slope and drainage ways.

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

<u>6/83</u> <u>Tract</u> <u>No.</u>	<u>5/82</u> <u>Tract</u> <u>No.</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Current</u> <u>Development</u> <u>Status</u>	<u>Existing</u> <u>Tract</u> <u>Use</u>	<u>Access</u> <u>Roadway</u> <u>and</u> <u>Type</u>	<u>Adjoining</u> <u>Land</u> <u>Uses</u>	<u>Environmental</u> <u>Considerations</u>	<u>Warren Township</u> <u>Master Plan</u> <u>Considerations</u>	<u>Owner</u> <u>Lot/Blk.No.</u>
1	1	68.6	ORL (Office, Research, Laboratory)	None	Agricul. farmland assessment	Liberty Corner Rd., major arterial	Vacant but advertised available for devel. by Murray Constr. Company I-78	1/3 of parcel in flood hazard and wetlands	Conservation Wetlands for flood hazard and adjacent wetlands.  General Industrial 1 and 2 for non- constrained area	Belle-Fer Assoc. (Belle Mead Dev. Corp.) 2 - 101
2	2	36.9	H-D	370,000sf office proposed. Site plan aprvd. (final) Portion of area adj. to Dead River is proposed location of Sewage Treatment Plant Stage #5	Agricul. farmland assessment	Liberty Corner Rd., major arterial	Vacant wooded I-78, opposite Chubb hdqtrs.	Flood hazard and wetlands	Hwy. Dept. at I-78/Hickory Road	Belle-Fer Assoc. 1,2,3,4,5 & 6 - 102
3	-	26.3	E.C.R. (Environ- mentally Critically Residential)	None	Wooded	Appears land- locked	Vacant wooded, I-78, opposite Chubb hdqtrs.	Flood hazard and wetlands	Conservation Wetlands	M.B. Assoc. 3C - 103
4	-	29.0	E.C.R.	None	Wooded, pond, agricul.	Dead River Road, local	Wooded lots, I-78	Flood hazard and wetlands	Conservation Wetlands	Kirby, Frank 18 - 103
5	3	151.5	ORL and R-R (Rural- Resid)	Chubb Inc. Hdqtrs. site. 500,000sf complex finishing construction 1600 parking spaces	Woodland	Mt. View Rd., collector street and Liberty Corner Rd./ I-78	I-78 wooded acres, single fam. uses on Mt. View Rd.	Wetlands along streams on site	General Industrial 1 and 2 and Rural/Indus.	Belle Meade Dev. Corp. 7, 8, 10 - 102

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

<u>6/83 Tract No.</u>	<u>5/82 Tract No.</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Current Development Status</u>	<u>Existing Tract Use</u>	<u>Access Roadway and Type</u>	<u>Adjoining Land Uses</u>	<u>Environmental Considerations</u>	<u>Warren Township Master Plan Considerations</u>	<u>Owner Lot/Blk.No.</u>
6	-	20.8	R-R (Rural Resid.)	None	Vacant- abandoned farm	Mt. View Rd. collector street	I-78, Chubb Hdqtrs., single fam. home	-	Rural Resid. along Mt. View Rd. Bulk of site on I-78 is Rural Industrial	O.Z.C. Assoc. 4 - 103
7	-	29.0	R-R (Rural Resid.)	None	Woodlands, existing house	Mt. View Rd., a collector street and Round Top Rd., a collector street	Residential uses and developments	Stream	Bulk of parcel designated Residential- Environmentally Critical/Rural Conservation  Conservation Wetlands on northern and western portions	Paltuco, Inc. 7 - 103
8*	4	68.0	R-R & R-20; (Med. Density Resid.)	Timber Property zoning request for townhouses, 252 units. One of sites Township proposes for rezoning to R-20(th)	Woodland	Mt. View Rd., Liberty Corner Road, major arterial	Chubb site, single family residential, open land	Wetlands along stream corridor	Residential- Environmentally Critical/Rural Conservation & Conservation Wetlands along stream corridor	Evan and Reiss 13, 19 - 111 plus other small parcels
9	5	14 +	E.C.R. Envir. Critical Resid.	11-lot subdivision under construction, 'Stoningham at Warren'	Resi- dential	Mt. View Rd., collector	Chubb site, woodlands	Wetlands along stream corridor	Residential- Environmentally Critical/Rural Conservation & Conservation Wetlands along stream corridor	Bar Lo Construction Company
10	-	17 +	E.C.R.	Subdivision under construction - 13 lots	Resi- dential	Mt. View Rd., collector	Chubb hdqtr., resid. single family	Wetlands along stream corridor	Residential- Environmentally Critical/Rural Conservation & Conservation Wetlands along stream corridor	Kargold Developers Inc. 44 - 125

\* Tract suitable for higher density residential use.

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

6/83 Tract No.	5/82 Tract No.	Acreage	Zoning	Current Development Status	Existing Tract Use	Access Roadway and Type	Adjoining Land Uses	Environmental Considerations	Warren Township Master Plan Considerations	Owner Lot/Blk.No.
11	6	48.5	E.C.R. (Envir. Critical Resid.)	Proposed subdivision 'Nottingham' 30 +/- lots	Woodland	Mt. View Rd., collector	Chubb site, residential single family subdiv.	Wetlands along stream corridor portion of site in steep slope	Residential- Environmentally Critical/Rural Conservation & Conservation Wetlands/ Steep Slope	Francis Fitzpatrick 41 - 125  Camuso, Anthony & Esther 42 - 125 (Nottingham)
12	-	60.0	E.C.R.	Subdivision proposed, 36 lots	Woodland	Mt. View Rd., collector	Chubb site and single fam. resid.	-	Residential- Environmentally Critical/Rural Conservation; Mt. View Rd. is Conservation/ Wetlands	Kargold Developers Inc. 39A, 39C, 40 - 125
13	-	27.0	R-R (Rural Resid.)	Proposed subdivision	Woodland	Round Top Rd., collector	Single fam. resid. and woodlands	-	Residential- Environmentally Critical/Rural Conservation	Lucarini, Leo and Freida
14*	8	48.0	R-R	None	Agricul. Farmland Assessment	Liberty Corner Rd., major arterial	200-acre Pingry School under constr. to east; Agriculture, large lot residential	None	Res./Rural & Residential Environmentally Critical/Rural Conservation	Alice Cramer 9 - 125
15*	7	214.43	R-R and E.C.R.	Requested to be rezoned for higher density housing	Agricul. & woodland Farmland Assessment	Liberty Corner Rd., major arterial; Mt. Horeb Rd., collector	Agricul. woodland, Elm Avenue resid. area to west; church	Portion of site in wetlands	Residential- Environmentally Critical/Rural Conservation & Conservation/ Wetlands	Skytop Land Development Co. 10 - 125
16**	9	49.5	R-R	None	Agricul. Farmland Assessment	Mt. Horeb Rd., collector	Agricul. uses, single fam. subdiv. on Casale Dr.	None	Residential/ Rural	Codington 13 - 125

\* Tract suitable for higher density residential use.

\*\* Marginally suitable for higher density residential use.



REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

<u>6/83</u> <u>Tract</u> <u>No.</u>	<u>5/82</u> <u>Tract</u> <u>No.</u>	<u>Acreeage</u>	<u>Zoning</u>	<u>Current</u> <u>Development</u> <u>Status</u>	<u>Existing</u> <u>Tract</u> <u>Use</u>	<u>Access</u> <u>Roadway</u> <u>and</u> <u>Type</u>	<u>Adjoining</u> <u>Land</u> <u>Uses</u>	<u>Environmental</u> <u>Considerations</u>	<u>Warren Township</u> <u>Master Plan</u> <u>Considerations</u>	<u>Owner</u> <u>Lot/Blk.No.</u>
17*	-	89.0	R-R	Requested to be rezoned for higher density housing	Agricul. Farmland Assessment	Liberty Cor. Rd., major arterial (County Route 525)	Pingry School, agricul. uses, single fam. resid. to east	Small portions steep slopes and streams	Residential-Environmentally Critical/Rural Conservation. Portion is Conservation/Wetlands	A.M.G. 22, 25 - 137
18*	10	26.0	R-R	17-lot subdivision proposed - Colonial Crest - preliminary approval pending	Woodland	Christy Dr., local street	Open lands, single fam. subdivision	None	Residential-Environmentally Critical/Rural Conservation	Brenn, Hall and Suckow 21 - 137
19	-	25.0	R-R	None	Farmland and res. Farmland Assessment	Dock Watch Hollow Rd., collector	Residential and agricul.	Flood hazard area along stream	Conservation/Woodlands along stream, Resid. Environmentally Critical/Rural Conservation & Residential Rural	Penek, J. 13 - 130
20	11	50.8	E.C.R.	None	Woodlands, Wetlands	Appears land locked	Woodlands, Wetlands, I-78	100% Flood hazard area	Conservation/Wetlands	Langmack 3A - 201
21	12	68.5	R-R	None	Farm field	Mountain-view Rd., collector	Single fam. east, west and south, I-78 north	Wetlands along stream corridor	Rural Indus., Conservation/Wetlands and Rural Resid. on Mt. View Dr.	Langmack 3 - 201
22	13	354.2	ORL and R-R on Mt. View Drive	AT&T discussing major facility for 3500-4000 employees w/Township. Bldg estimate 700,000sf.	Wooded	King George Rd. major arterial; Mt. View Dr., a collector	I-78, resid. subdiv. east and west, rural resid. to south	Wetlands along stream corridor	Office, Research Lab., Rural Resid. on Mt. View Rd. and Conservation/Wetlands	195 Broadway Corp. 11 - 202

\* Tract suitable for higher density residential use.

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

<u>6/83 Tract No.</u>	<u>5/82 Tract No.</u>	<u>Acreege</u>	<u>Zoning</u>	<u>Current Development Status</u>	<u>Existing Tract Use</u>	<u>Access Roadway and Type</u>	<u>Adjoining Land Uses</u>	<u>Environmental Considerations</u>	<u>Warren Township Master Plan Considerations</u>	<u>Owner Lot/Blk.No.</u>
23	14	34.0	R-R	Prelim. subdiv. approved 4/82; 19 lots	Woodland Farmland Assessment	Robin Rd., a local street	Single family residential	None	Rural Residential	Fox Hill Assoc. 49 - 211
24	15	81.8	E.C.R.	None	Farmland Assessment	Broadway & Rock Rd., both local streets	Open lands, single family subdiv. to south	Much of site in steep slope	Conservation/ Steep Slope & Residential Environmentally Critical/Rural Conservation	Kuo 20 - 211
25	16	33.5	R-R	None	Woodland	Mt. Horeb Rd. & King George Rd., collectors	Single family residential uses	Some wetland along stream	Residential- Environmentally Critical/Rural Conservation	Pasquale 26 - 211
26	17	-	R-R	Subdiv. under construction. Deerwood at Warren & May- flower; 5 homes built	Subdiv. under constr.	Mt. Horeb Rd., collector	Mt. Horeb Elementary School; single fam. resid. uses; Mountain Jewish Comm. Center	None	Existing Quasi-Public	Wahco Inc. 7 - 220 Deerwood Swim Club 7D - 220
27	-	28.2	E.C.R.	None	Agricul. in front, balance woodland	Ferguson Rd., local street	Residences, woodland & agricul. uses	Steep slope in middle of site	Conservation/ Steep Slope & Residential- Environmentally Critical/Rural Conservation	Suckow, Florence 6 - 230
28	-	28.0	E.C.R.	None	Agricul. & resid. in front, rear wood- land	Ferguson Rd., local street	Residences woodland & agricul. uses	Steep slope in middle of site	Conservation/ Steep Slope & Residential- Environmentally Critical/Rural Conservation	Prochaska, H & D 8 - 230
29	-	28.0	E.C.R.	None	Agricul., resid. & woodland	Dock Watch Hollow Rd., collector	Residences, woodland & agricul.	Steep slope	Conservation/ Steep Slope & Residential- Environmentally Critical/Rural Conservation	Lohner, Steven & Marta 4 - 233

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

6/83 Tract No.	5/82 Tract No.	Acreage	Zoning	Current Development Status	Existing Tract Use	Access Roadway and Type	Adjoining Land Uses	Environmental Considerations	Warren Township Master Plan Considerations	Owner Lot/Blk.No.
30	18	30.6	E.C.R.	None	Farm	Local streets; Busy Bee Lane, Sheider Rd. & Brookside Dr. & Washington Valley Rd., major arterial	Single fam. resid. uses	Flood hazard along stream corridors	Residential- Environmentally Critical/Rural Conservation & Conservation/ Wetlands	Evans 5 - 240
31	19	65.0	R-R	None	Wooded parcel; farmland assessment	Local streets; Brookside Dr., King George Rd.	Single fam. resid.	Steep slope in rear of lot	Residential- Environmentally Critical/Rural Conservation & Conservation/ Steep Slopes	Jansen, Peter & Marie 7A - 250
32	20	82.0 (48 in Warren)	R-R	None	Wooded	Local street, Mountain Trail, and access through Tract #31	Large lot single fam. homes	None	Residential- Environmentally Critical/Rural Conservation	Jansen, Peter & Marie 10 - 250
33	21	62.0	E.C.R.	None	Agricul. (Wagner Farms) farmland assessment	Mountain Av., secondary arterial	Large lot resid. & agricul. uses	Flood hazard areas	Conservation/ Wetlands for bulk of parcel except for frontage which is Residential- Environmentally Critical/Rural Conservation	Wagner, Charles, Louis & Richard 7 - 301
34	22	113	E.C.R.	None. In 1978 Tobias Use Varia. applic. for town- houses (330 U) denied; reportedly for sale	Abandoned Glenhurst Golf Club	Mountain Av., secondary arterial	Large lot resid. and agricul. uses	Flood hazard area	Existing Quasi-Public	Berlant 8 - 301 and 1 - 302
35	23	50.23	E.C.R.	None	Wooded, Wetland	Dirt trail (Old Stirling Rd. Ext.)	Wooded, Wetland	Flood hazard	Conservation/ Wetlands and Residential- Rural	Heinrich 8 - 302

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW

JERSEY - Updated June 1983

6/83 Tract No.	5/82 Tract No.	Acreage	Zoning	Current Development Status	Existing Tract Use	Access Roadway and Type	Adjoining Land Uses	Environmental Considerations	Warren Township Master Plan Considerations	Owner Lot/Blk.No.
36	24	48.56	H-D along King Geo. Rd.; R-20 east. portion	None. Stage IV sewer treatment plant will accom. develop. 18-24 mos.	Agricul. farmland assessment	King George Rd., major arterial; Mt. Avenue, secondary arterial	Agricul. & open wooded lands; I-78; large lot resid. & AT&T property	None	Commercial - Highway Devel. & Residential- Environmentally Critical/Rural Conservation	Broda 2, 4 - 301 195 Broadway Corp. 3 - 301
37	25*	61.2	R-20	None	Hickory Hill Farm & tree nursery; farmland assessment	Mt. Avenue, secondary arterial	Large lot resid. uses; agricul. lands; I-78	None	Residential- Environmentally Critical/Rural Conservation	Broda 2 - 311
38	26	94.76	E.C.R.	None	Agricul. & woodland; farmland assessment	Saw Mill Rd. two adjoining cul-de-sacs; all local roads	I-78; agricul. uses; resid. uses; Forest Lodge picnic site	Flood hazard	Residential- Environmentally Critical/Rural Conservation & Conservation/ Wetlands & Steep Slopes	Williams 17 - 311
39	27	32.4	R-R	Single fam. subdiv. under construction; final approval pending (Somershill Estates)	Subdiv. under con- struction	Reinman Rd., local st. & Old Stirling Rd., a collector	Agricul. uses, large lot resid. uses; small lot resid. to east	None	Residential- Environmentally Critical/Rural Conservation	Tristone Devel. Inc. 18A - 501
40	28	50.0	R-R portion; E.C.R. predom.	None	Linder La. Farm; farmland assessment	Reinman Rd., local st.	Agricul. uses; large lot resid. & a subdiv. under constru. to the north	Flood hazard	Residential- Environmentally Critical/Rural Conservation & Conservation/ Wetlands along stream corridor	Gaiser 3 - 527
41	29	47.10	E.C.R.	None	Grazing & pasture land and wooded portion, farmland assessment	Old Stirling Rd., collector	Warren Twp. Middle Sch; agricul. uses; and large lot residential	Steep slope	Residential- Environmentally Critical/Rural Conservation & Conservation/Steep Slopes	Meyers 8 - 527

\* Tract suitable for higher density residential use.

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

<u>6/83</u> <u>Tract</u> <u>No.</u>	<u>5/82</u> <u>Tract</u> <u>No.</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Current</u> <u>Development</u> <u>Status</u>	<u>Existing</u> <u>Tract</u> <u>Use</u>	<u>Access</u> <u>Roadway</u> <u>and</u> <u>Type</u>	<u>Adjoining</u> <u>Land</u> <u>Uses</u>	<u>Environmental</u> <u>Considerations</u>	<u>Warren Township</u> <u>Master Plan</u> <u>Considerations</u>	<u>Owner</u> <u>Lot/Blk.No.</u>
42	30	37.8	E.C.R.	None	Wooded; agricul.; farmland assessment	King Geo. Rd., collector	Scattered resid., indus. uses	Much of tract in steep slope	Residential- Environmentally Critical/Rural Conservation & Conservation/ Steep Slopes	Beardsley 39 - 313
43	31	40.0	E.C.R. and R-R	Use variance application for townhouses denied 4/82.	Former chicken farm	Mt. Horeb Rd., collector	Older single fam. homes; junk yards; Burroughs industry	None	Rural Resid. and existing Quasi-Public	Steinbaum 21, 22, 23, and 33B - 313
44	32	57.0	E.C.R.	Preliminary subdiv. approved - 32 lots	To be resi- dential	Harmonia Ave., local street	Large lot resid. uses; woodlands, agricul. uses	Steep slope on portion of tract	Residential- Environmentally Critical/Rural Conservation & Conservation/ Steep Slopes	Del-Lane Inc. 13 - 324
45*	33	40.0	C-B (Comm. Bus. on Washington Valley Rd.; E.C.R., balance	Under review by Zoning Board for use variance (1)	Former orchard/ chicken farm	Mt. Blvd., a major arterial	Open agricul. lands; bus. uses; woodlands	Steep slopes in rear portion	Commercial on Mt. Blvd.; Residential- Environmentally Critical/Rural Conservation & Conservation/Steep Slopes	Epstein/Esposito 2, 3, 4 - 529
46*	34	26	C-B for Mt. Blvd. frontage	Under review by Zoning Board for use variance (1) Decision pending	Orchard, agricul. uses; Farmland assessment	Mt. Blvd., a major arterial	Open agricul. lands; bus., wood- lands; and resid. subdiv.	Steep slopes in rear portion	Commercial on Mt. Blvd.; Residential- Environmentally Critical/Rural Conservation & Conservation/ Steep Slopes	F & W Assoc. 6 - 529

\* Tract suitable for higher density residential use.

(1) Rezoning requests previously not acted upon.

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

<u>6/83 Tract No.</u>	<u>5/82 Tract No.</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Current Development Status</u>	<u>Existing Tract Use</u>	<u>Access Roadway and Type</u>	<u>Adjoining Land Uses</u>	<u>Environmental Considerations</u>	<u>Warren Township Master Plan Considerations</u>	<u>Owner Lot/Blk.No.</u>
47	35	34.7	E.C.R.	Single family homes subdivision under construction 33 lots, Springdale Manor	Under construction, may expand to Tract No. 36	Washington Valley Rd., major arterial	Agricul. resid., & agricul. commercial	Steep slopes across rear portion	Residential-Environmentally Critical/Rural Conservation & Conservation/Steep Slopes	Penn-Del Inc. 18, 19 - 323 (most lots now sold and developed)
48**	36	58.0	E.C.R.	None; farmland assessment	Agricul.; green-houses	Washington Valley Rd., major arterial	Agricul. resid. and agricul. commercial	Steep slopes across rear portion	Residential-Environmentally Critical/Rural Conservation & Conservation/Steep Slopes	Sarasohn 21 - 323
49**	37	64.1	E.C.R.	None	Agri-culture; green-houses; farmland assessment	Washington Valley Rd., major arterial	Agricul. resid. and agricul. commercial	Steep slopes across rear portion	Residential-Environmentally Critical/Rural Conservation & Conservation/Steep Slopes	Schaefer Assoc. 26 - 323
50	38	47.0	E.C.R.	None	Woodlands	Via easement to Washington Valley Rd., major arterial	Commercial on Washington Valley Rd. & scattered residential; Schwaibesche Alb Restaurant	Steep slopes	Conservation/Steep Slopes	Bachert 6 - 341
51	39	90.7	R-20 on Mt. Ave., E.C.R. rear	9-lot subdiv. approved; 6 reg. lots and 3 oversized	Crop land; wooded rear; farmland assessment	Mt. Avenue, secondary arterial	Open wooded; wetlands to west; resid. subdiv. to east & south; regional H.S. to southwest	Flood hazard area	Conservation/Wetlands	Gallic and Costanz 4 - 601

\*\* Marginally suitable for higher density use.

REVIEW OF LARGE LAND TRACTS - WARREN TOWNSHIP, NEW JERSEY - Updated June 1983

<u>6/83</u> <u>Tract</u> <u>No.</u>	<u>5/82</u> <u>Tract</u> <u>No.</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Current</u> <u>Development</u> <u>Status</u>	<u>Existing</u> <u>Tract</u> <u>Use</u>	<u>Access</u> <u>Roadway</u> <u>and</u> <u>Type</u>	<u>Adjoining</u> <u>Land</u> <u>Uses</u>	<u>Environmental</u> <u>Considerations</u>	<u>Warren Township</u> <u>Master Plan</u> <u>Considerations</u>	<u>Owner</u> <u>Lot/Blk.No.</u>
52	-	45.0	R-R	None	Resid.	Mt. Avenue, secondary arterial	I-78, single fam. residential; woodland areas	-	Conservation/ Steep Slope on eastern portion along stream. Bulk of tract is Residential- Environmentally Critical/Rural Conservation	Eichler, Burton 7 - 502
53	40	65.2	R-R	None	Wooded	Old Stirling Rd., collector	Open area, single fam. residences adj. I-78	None	Residential- Environmentally Critical/Rural Conservation	Sudekum 50 - 502
54	-	84.0	E.C.R.	None	Wooded	Stirling Rd., collector	Commercial & residential uses, woodland areas	-	Quasi-Public	Log Cabin Co. 28A, 28B - 536
55	41	51.76	E.C.R.	None	Wooded	No access now; may be possible from Stirling Rd., Sunlit Dr. or through Tract nos. 54 or 56	Wooded areas, golf course; single fam. residential	Steep slopes	Conservation/ Steep Slope for southern 2/3 of property; Rural/Residential for the northern 1/3	Rubob Constr. Co. 47 - 536
56	42	47.67	E.C.R.	None	Twin Brooks Country Club	Mt. Blvd.; major arterial & possibly "Old Church Road", a proposed pedestrian path	Single fam. res.: wooded area; commercial on Washington Valley Road	Steep slope in rear of parcel	Designated as "Existing Quasi-Public"	Cronheim & Sampson 46 - 536