

AMG

5-10-84

Letter re: traffic / travel
assessment of turf.

PJS-3

AM000138E

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May 10, 1984

Jeff

Eugene D. Serpentelli, J.S.C.
Ocean County Court House
Toms River, New Jersey 08754

Re: Warren Township:
Delineation of Prospective Need
Housing Region

Dear Judge Serpentelli:

Pursuant to Mr. Serunian's request, the delineation of Warren Township's prospective need housing region has been rechecked, with the following results:

WARREN TOWNSHIP'S 30-MINUTE COMMUTING REGION

In order to ascertain whether Hudson County should be included in Warren Township's 30 minute commuting region, delineated for calculating prospective housing need, three (3) alternate routes were investigated:

1. along Route I-78 to its intersection with the New Jersey Turnpike (Exit 14); then along the Turnpike until it crosses the Hudson County boundary;
2. along Route I-78 to its intersection with the New Jersey Turnpike (Exit 14); then along the Turnpike to Exit 14A in Bayonne, which is the first vehicular access point within Hudson County. This second route was included because, as a practical matter, a toll road provides access only at an exit location, rather than at the point where it crosses a county boundary; and,
3. along Route I-78 to its intersection with Route U. S. 1/9; then along U. S. 1/9 into Kearny and Hudson County.

The resulting trip times are as follows:

- Route No. 1: 30.0 minutes
- Route No. 2: 30.6 minutes
- Route No. 3: 30.5 minutes

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JUDGE SERPENTELLI'S CHAMBERS

All three (3) routes begin at the intersection of King George and Mt. Horeb Roads, which appears to be a reasonable location for the "functional center" of Warren Township as specified in the 'consensus' methodology memo dated April 2, 1984. The distance from the starting point to the Warrenton Road/I-78 interchange was measured on the Hagstrom map of Somerset County (scale 1" = approximately 3400'). All other distances were measured on the New Jersey Department of Transportation Major Highway Network map (scale 1" = approximately 2.4 miles). It should be noted that, because of the relatively small scale of the DOT map, measured mileages are probably lower than actual road mileages, since the map does not show all of the curves that a road alignment actually follows. This assumption was confirmed in one instance from N.J. Department of Transportation records: the segment of I-78 between Warrenton Road and Route U.S. 1/9 measures 19.5 miles on the DOT map, while the actual distance is 20.93 miles according to the Traffic Operations Department of the N.J. Department of Transportation.

Following are the map measurements and corresponding travel times on each of the three (3) routes:

1. Starting point to I-78 (1.5 miles @ 30 mph):	3.0 minutes
I-78 to N.J. Turnpike Exit 14 (20 miles @ 50 mph):	24.0 minutes
Exit 14 to Hudson County boundary (2.0 miles @ 50 mph):	<u>3.0 minutes</u>
<u>Total</u>	30.0 minutes
2. Starting point to I-78 (1.5 miles @ 30 mph):	3.0 minutes
I-78 to N.J. Turnpike Exit 14 (20 miles @ 50 mph):	24.0 minutes
Exit 14 to Exit 14A (Bayonne) (3 miles @ 50 mph):	<u>3.6 minutes</u>
<u>Total</u>	30.6 minutes
3. Starting point to I-78 (1.5 miles @ 30 mph):	3.0 minutes
I-78 to U.S. 1/9 (19.5 miles @ 50 mph):	23.4 minutes
U.S. 1/9 to Hudson County [Kearny] (2 3/4 miles @ 40 mph):	<u>4.1 minutes</u>
<u>Total</u>	30.5 minutes

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Summarily, and in concert with my testimony before your court, the question of whether or not the prospective housing need region for Warren Township includes Hudson County (a six or seven county region) is difficult to definitively answer. The results of the analysis suggest that this is an unusual borderline situation, perhaps requiring a special judicial exception to the 'consensus' methodology in order to resolve the issue.

A reasonable resolution of the issue would be to average the prospective housing need numbers generated for the six and seven county regions; i.e., the prospective housing need for Warren Township would be the average of 732 (six county) and 644 (seven county), or 688 low and moderate income dwelling units. Therefore, the total low and moderate income housing obligation for Warren Township for the year 1990 (indigenous, prospective and 'surplus' present) would be the average of 946 (six county) and 858 (seven county), for a total 902 units.

While Harvey Moskowitz and I are in agreement with the findings, conclusions and recommendations offered within this communication, John Chadwick has indicated his opinion that the prospective need region for Warren Township unquestionably is the seven county area including Hudson County.

I trust this information is responsive to the Court's request. Should you require any additional information or if there are any questions remaining to be answered, please contact me.

Truly yours,



Richard Thomas Coppola

RTC:e

cc:

Harvey S. Moskowitz, P. P.
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