

Judgment as to Piscataway, setting

fair share of numbers, ordering

revision of Twp's existing zoning  
ordinance + land use regulations

- all restraints are still in effect

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SUPERIOR COURT OF  
 NEW JERSEY  
 CHANCERY DIVISION  
 MIDDLESEX COUNTY

URBAN LEAGUE OF GREATER  
 NEW BRUNSWICK, et al.,  
 Plaintiffs,

vs.

MAYOR AND COUNCIL OF THE  
 BOROUGH OF CARTERET,  
 Defendants.

No. C 4122-73

Civil Action

JUDGMENT  
 AS TO PISCATAWAY

The above captioned matter having been tried before this Court commencing on April 30, 1984 pursuant to the remand of the Supreme Court in Southern Burlington County NAACP v. Township of Mt. Laurel, 92 N.J. 158 (1983) [Mount Laurel II]; a further hearing having been held in February, 1985 with respect to the suitability of certain sites within the Township; this Court having personally conducted a site inspection in the Township of Piscataway on May 16, 1985; the Court having heard and considered the testimony and evidence adduced during the trial, the hearing on suitability of vacant land, and during the site inspection, having reviewed all documents filed on behalf of the parties and interested property owners, and the Court having issued a letter-opinion on July 23, 1985, with findings of fact and conclusions of law,

IT IS, THEREFORE, on this 17 day of September, 1985,  
O R D E R E D and A D J U D G E D, that

1. The total fair share of the Township of Piscataway for the decade of 1980 to 1990 is 2215 units of low and moderate income housing.

2. The Township of Piscataway is not entitled to any "credits" against the fair share established in Paragraph 1.

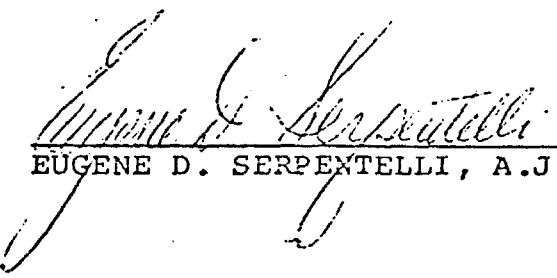
3. The Township of Piscataway's existing zoning ordinance and land use regulations are unconstitutional in that they do not provide a realistic opportunity for satisfaction of the Township's fair share of the regional need for lower income housing.

4. The Township of Piscataway shall within ninety (90) days of the filing of this Court's letter-opinion of July 23, 1985, that is, by October 23, 1985, revise its zoning ordinances to comply with this Judgment and the letter-opinion of July 23, 1985. This ninety (90) day period shall not be extended unless the Township presents compelling reasons for such extension.

5. Carla Lerman, P.P. is hereby appointed as the Master to assist the Township of Piscataway in revising its zoning ordinances to comply with this Judgment and the letter-opinion of July 23, 1985.

6. At the conclusion of the ninety (90) day revision period, or upon enactment of the revised ordinance, whichever occurs first, a hearing shall be scheduled, on notice to all parties and public notice, to determine whether the Township's revised zoning ordinance conforms to this Judgment and the letter-opinion of July 23, 1985.

7. Pending further Order of this Court, all restraints set forth in the Order of this Court dated December 11, 1984 and all prior restraints continued by said Order and all requirements for notice to plaintiffs of official actions shall remain in full force and effect as to all sites listed in Appendix A of this Court's letter-opinion of July 23, 1985.

  
EUGENE D. SERPENTELLI, A.J.S.C.