

**SOUTHWEST GATEWAY PLAN**

ADOPTED JUNE 20, 1991



PLANNING BOARD

BOROUGH OF METUCHEN, NEW JERSEY

RESOLUTION

WHEREAS, a study of the Southwest Gateway area of Metuchen has been prepared by Hintz/Nelessen Associates, P.C.; and

WHEREAS, the Mayor and Council have requested that the zoning ordinance sub-committee of the Planning Board review the Southwest Gateway Study and recommend a plan for implementation; and

WHEREAS, the sub-committee reviewed the plan and recommended its adoption as a Master Plan element; and

WHEREAS, the appropriate zoning for the Study area was adopted during the zoning ordinance revision of 1989; and

WHEREAS, the Planning Board held a public hearing on June 6, 1991 and June 20, 1991 with proper notice to the public;

NOW THEREFORE, be it

RESOLVED, that the Borough Master Plan and official map be and hereby are amended to adopt the Southwest Gateway Study Plan with updated data as a Master Plan element.

I hereby certify that the foregoing is a true copy of a Resolution prepared to reflect the action taken by the Planning Board of the Borough of Metuchen, on June 20, 1991.

*Sharon Hollis*

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SHARON HOLLIS

SEC.

BOROUGH OF METUCHEN  
Housing Element/Fair Share Plan



Prepared for: Metuchen Borough Council  
Metuchen Planning Board

Prepared by: Hintz/Nelessen Associates, P.C.

Date: August, 1989

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# 1. GENERAL INTRODUCTION

## 1.1 ORGANIZATION OF THIS REPORT

This report, prepared in accordance with New Jersey's Municipal Land Use Law (MLUL) and with the relevant Council on Affordable Housing (COAH) guidelines, is organized in eight sections, as follows. Section 1 is a general introduction to the issues discussed herein. It explains the reason for this report, its legal context and some general background information. It also locates the Borough of Metuchen in the immediate region, presents a summary characterization of the community, refers to the appropriate planning documents and their implications for the future of the municipality, and enunciates the goals and objectives which the community has adopted to guide future development.

Section 2 discusses the Borough's population characteristics, growth trends and projections for the future. Section 3 examines employment, both in terms of the characteristics of the resident labor force and in terms of the Borough's employment base, its growth pattern and its changing emphasis from manufacturing to services. Section 4 relates the resident population to its income. Section 5 briefly examines the major development factors, namely the existing land use pattern and its trends, and infrastructure. Section 6 looks at the Borough's housing stock, in terms of its characteristics, affordability and probable future trends. Section 7 discusses the Borough's fair share of low and moderate income housing, examines its various components, and draws implications for a compliance strategy. Finally, Section 8 describes the proposed fair share plan. It enunciates the basic principles followed in approaching Metuchen's affordable housing obligation, describes the various components of the proposed fair share plan, examines the criteria used in the selection of the appropriate inclusionary sites, characterizes the chosen sites, and discusses the mechanisms for implementation.

This report also contains a block of Appendices, with extracts from the 1989 *Land Development Ordinance*, Board of Adjustment and Planning Board resolutions of approval for projects with a set-aside component, correspondence relating to funding for rehabilitation programs and municipally initiated inclusionary development, and documentation certifying the claimed rehabilitation credits.

## 1.2 INTRODUCTION

The Fair Housing Act N.J.S.A. 52:27D-301 et seq. enacted in 1985, created the New Jersey Council on Affordable Housing (COAH), an agency responsible for determining each municipality's low and moderate income housing obligation; evaluating proposed compliance strategies; and enforcing these strategies.

COAH has determined that the Borough of Metuchen has an obligation to provide the opportunity for 118 units of low and moderate income housing. The first step in complying with the Fair Housing Act is the submission of a *Letter of Intent* to COAH, while the second step consists in the preparation and submission of a *Municipal Housing Plan Element/Fair Share Plan* according to N.J.A.C. 5:92-1.4.

### 1.3 REGIONAL SETTING

The Borough of Metuchen is located in Middlesex County, in east-central New Jersey. It has a land area of 1,836 acres and, in 1980, counted 4,959 households, a population of 13,762, and an employment base which included over 5,000 private sector covered jobs. Metuchen is surrounded entirely by the Township of Edison and located approximately twenty-five (25) miles from New York City, in north-central Middlesex County, in an area of mostly developed communities. Metuchen has very limited amounts of vacant developable land, and should be considered a mature community, where redevelopment will play an increasingly important role in future growth.

Table 1  
Density Indicators, 1980\*

	Area (In Acres)	Population	Employment	Housing
Metuchen	1,836	7.50	2.80	2.75
Dunellen	649	10.16	1.84	3.82
Edison	19,377	3.62	2.34	1.25
Highland Park	1,303	10.28	1.93	4.41
Middlesex	2,240	6.02	2.27	2.02
South Plainfield	5,248	3.91	2.94	2.02
South River	1,792	8.01	2.94	1.20
Middlesex County	197,626	3.01	1.19	1.03

\* Density expressed in units per acre.

Source: 1980 U.S. Census; New Jersey Municipal Data Book; New Jersey Division of Taxation, 1985

### 1.4 PLANNING ENVIRONMENT

This housing element/fair share plan has taken into consideration the relevant planning documents at the state, county and local levels, and their implications for local planning efforts. The 1980 State Development Guide Plan classified the whole of Middlesex County in the "Growth Area". The Preliminary State Development and Redevelopment Plan (January, 1989) places most of the Borough of Metuchen in Tier 2, stable cities and suburbs. The Borough's first Master Plan dates back to 1967; its latest Land Use Plan Element was adopted in March, 1983, as was the Housing Plan Element. A Master Plan Reexamination Report was adopted in 1988. The current Land Development Ordinance was recently adopted in March, 1989.

## 1.5 GOALS AND OBJECTIVES

It is useful to review the goals and objectives contained in the various recent municipal planning documents -- some are germane to this report and help explain several of the approaches taken herein.

The 1988 Master Plan Reexamination Report basically affirms, and elaborates upon, the goals and objectives of the 1983 Master Plan amendments:

1. To provide a variety of housing types to serve the residents of the Borough.
2. To preserve and enhance the residential character of the Borough.
3. To maintain the Borough's physical and visual identity in the region.
4. To improve the competitive position of Metuchen's downtown area.
5. To encourage new industrial development, but not at the cost of blighting residential areas.
6. To improve the efficiency of the major street network in Metuchen.
7. To provide quick and convenient access to the downtown area for the people who desire to use the facilities of the business district.
8. To develop and sustain a compact, efficient, and viable shopping area within the central business district.
9. To improve the overall appearance of the business district.
10. To provide a circulation system which brings into balance the needs of the pedestrian and the needs of cars, trucks, and buses.

These goals and objectives were elaborated upon as follows:

In a developed municipality such as Metuchen, the principal goal is one of preservation: preservation of the Borough's essentially residential character, of the integrity of its neighborhoods, of the viability of its central business district, of levels of municipal services, of fiscal stability and, ultimately, of its desirability as a community in which to live. Maintaining service levels while preserving a community's desirability as a place to live generally requires an expanding tax base, so that consistent levels of service can be provided without creating an unreasonable property tax burden. However, Metuchen has little vacant land which is suitable for new development. In addition, traffic and parking problems exist and inhibit the ability of the community to absorb new development and redevelopment.

Thus, achieving the preservation goal outlined above necessitates compromise in both the magnitude of what is sought and the balance among the components of the preservation goal. The following objectives have guided the selection of the land use policies expressed in the Land Use Plan Element:

1. Although it is recognized that traffic and parking problems already exist in Metuchen, any development or redevelopment of the central business district should not intensify traffic problems beyond acceptable levels and should be undertaken only in conjunction with the provision of adequate parking.
2. Land uses to be encouraged in any development or redevelopment strategy should be appropriate to the area in which they are proposed, should represent an economic benefit to the community, and should serve a valid market to ensure the likelihood of their realization.
3. Areas of environmental sensitivity, such as flood plain areas, should be protected from development, but surrounding land uses should be planned to ensure maximum benefit from the resultant open space.
4. Opportunities to meet the housing needs of Metuchen's residents and work force, such as those outlined in the Housing Plan Element, should be encouraged. In addition, housing should be considered as a means of creating an expanding market for existing businesses in Metuchen.

Specifically related to housing, the 1983 Housing Plan Element, prepared by Frost Associates, states the following goals and objectives:

1. To improve and preserve the existing housing stock.
2. To promote, within the next two decades, the development of 300-500 units of new housing of varying types and sizes.
3. To stimulate the development of such housing in locations convenient to shopping, the railroad station, and employment centers.
4. To permit such housing to be constructed at densities high enough to encourage private investment, but within the density range already permitted under the Borough's zoning (6-23 dwelling units per acre).
5. To foster the development of one hundred (100) or more units of subsidized family and elderly housing by non-profit sponsors, should funding be made available in the future.

Specific recommendations to implement each of the above goals were listed as follows:

1. Continue to target municipal funds toward appropriate capital improvements in neighborhoods needing street repairs or reconstruction, sidewalks, sanitary sewers and drainage improvements in an effort to encourage private investment in home improvement.
2. Select those vacant or redevelopable parcels which could be rezoned for residential purposes and institute appropriate zoning controls which would provide the necessary incentives to attract developers. Evaluate each of the various development schemes for the CBD proposed in the Metuchen 2001 Study in terms of their viability with the objective of selecting for implementation one which will provide needed housing without undermining other goals of the Land Use Plan Element.

Review the zoning on undeveloped portions of the northwest quadrant of the Borough and specifically evaluate whether various residential development alternatives would have equivalent or fewer environmental impacts on the Dismal Brook area than the industrial development for which the northwest quadrant is currently zoned.

Analyze the existing sewerage system, especially the main artery along Middlesex Avenue, to diagnose its capacity to receive additional flows and to prescribe necessary improvements.

Evaluate the existing traffic circulation network within the Borough to determine the effects additional residential traffic would have and what improvements would be required to accommodate it.

Seek public funding for the necessary traffic, parking and infrastructural improvements in anticipation of new residential development.

3. Focus promoting residential development/redevelopment feasible in the northwest quadrant and in the central business district considering the potential for developing a comprehensive pedestrian circulation network which will minimize dependency on the automobile and encourage the conservation of energy.
4. Permit the highest densities of residential development in closest proximity to the central business district where redevelopment costs would be high. Relate permissible densities in the northwest quadrant to environmental limitations and site development costs.
5. Encourage the construction of attached or semi-detached single family homes rather than apartments in areas which abut single family residences.

Ensure that appropriate vacant parcels are zoned in a manner which would permit such construction.

## 2. POPULATION

### 2.1 DEMOGRAPHIC PROFILE

The population of Metuchen declined by 14 percent between 1970 (16,031) and 1980 (13,762). Population estimates for 1987 suggest a slower rate of population decline (6.3 percent) over the current decade. Table 2 portrays the evolution in Metuchen's population after 1970 and compares this to the surrounding municipalities and to the whole of Middlesex County. Metuchen follows the regional trend towards population decline in the 1970 to 1980 decade, followed by a slower decline in the first half of the 1980's. Exceptions to this pattern are Edison, which shows consistent growth, and communities with consistent population decline such as Dunellen and South River.

Table 3 provides a breakdown by age and sex of Metuchen's population. With a median age of 35.1, the Borough's population is approximately six years older than the county average, where the median age is 29. In terms of racial composition, Metuchen was 91 percent white in 1980, perfectly aligned with the Middlesex County average.

Table 2  
Population Change, 1970-87

	1970	1980	Percent Change 1970-80	1987	Percent Change 1980-87
Metuchen	16,031	13,762	(14.2)	12,899	(6.3)
Dunellen	7,072	6,593	(6.8)	6,234	(5.4)
Edison	67,120	70,193	4.6	84,159	19.9
Highland Park	14,385	13,396	(6.9)	12,915	(3.6)
Middlesex	15,308	13,480	(11.9)	13,163	(2.4)
South Plainfield	21,142	20,521	(2.9)	20,549	0.1
South River	15,428	14,361	(6.9)	13,243	(7.8)
Middlesex County	583,813	595,893	2.1	645,709	8.4

Source: US Census 1970 and 1980

Middlesex County Data Book Middlesex County Planning Board, Feb. 1986

**Table 3**  
**Population Distribution by Age and Sex, 1980**

	Metuchen				Middlesex County
	Male	Female	Total	Percent	Percent
Under 5	307	387	694	5	6
5 - 14	918	943	1,861	13	15
15 - 24	1,081	1,062	2,143	15	20
25 - 34	1,018	1,054	2,072	15	16
35 - 44	817	904	1,721	12	12
45 - 54	874	1,068	1,942	14	12
55 - 64	860	863	1,723	13	10
65+	626	980	1,606	12	9
<b>Total</b>	<b>6,501</b>	<b>7,261</b>	<b>13,762</b>		
<b>Median Age</b>			<b>35.1</b>		<b>29.0</b>

Source: US Census 1980

**Table 4**  
**Households By Size**

Size	Metuchen		Middlesex County
	No. of Households	(Percent)	(Percent)
1 person	985	19	18
2	1,561	32	29
3	948	19	19
4	863	17	18
5	446	9	10
6+	202	4	6

Source: 1980 US Census

In 1980 there were 3,842 families and 4,959 households in Metuchen, with 2.8 persons per household. Metuchen presented, in 1980, the third lowest average household size among the group of surrounding and nearby municipalities (Table 5). A household includes all persons who occupy a group of rooms or a single room consisting of housing unit; it does not mean, however, that this group is related. A family, on the other hand, is defined by the census as a household head and one or more other persons living in the same household and to him/her related by blood, marriage or adoption. Table 6 presents the breakdown into different household types. Comparing Metuchen's household breakdown to Middlesex County's, Metuchen shows a slightly higher percentage of one person female households, with married couple households and non-family households closely aligned with Middlesex County averages. Overall, non-traditional households represent roughly one third of all Metuchen households.

Table 5  
Average Household Size, 1980

	<u>1980</u>
Metuchen	2.77
Dunellen	2.75
Edison	2.94
Highland Park	2.39
Middlesex	3.01
South Plainfield	3.30
South River	2.82
Middlesex County	2.93

Source: 1980 US Census

Table 6  
Households by Type, 1980

	<u>Metuchen</u>		<u>Middlesex County</u>
	<u>Number of</u>	<u>Percent</u>	<u>Percent</u>
	<u>Households</u>		
1 Person Household			
Male	300	6	7
Female	681	14	11
2+ Person Household			
Married Couple	3,312	67	66
Single Male	100	2	3
Single Female	430	8	10
Non-Family Household			
Male	83	2	2
Female	53	1	1

Source: 1980 US Census

## 2.2 POPULATION PROJECTIONS

Metuchen is a relatively stable, mature community. Although population declined almost 20 percent between 1970 and 1987, the latest estimates suggest a considerable attenuation in this rate of decline. The housing stock, on the other hand, has continued to expand, although at modest rates. Section 6.2 will examine growth in the housing stock. A list of all residential projects allowed under current zoning and anticipated through 1995 indicates a potential for up to approximately 750 units (see Table 21). This potential holding capacity could translate roughly into an additional population of 1,500 which, spread over the 6 year period, might represent 250 new residents per year. The reality, however, is that many of these projects, which include adaptive reuse, downtown redevelopment, conversions from industrial uses to residential, etc., are unlikely to come to fruition in such a short time frame. A more reasonable horizon for planning would be 10 to 15 years.

### 3. EMPLOYMENT

#### 3.1 CURRENT EMPLOYMENT PROFILES

In 1980, Metuchen had 7,014 employed residents. This represents 64 percent of its population, with 1.82 employed persons per family and 1.41 employed persons per household. Table 7 shows the distribution of this employment by type of industry, revealing concentrations in the manufacturing (23 percent), trade (20 percent) and service (31 percent) sectors, which jointly employ approximately three out of every four Metuchen residents.

Table 7  
Percent Distribution of Employment by Industry, 1980

Sector	Metuchen	Dunellen	Edison	Highland Park
1	1	3	1	-
2	3	6	4	2
3	23	30	27	23
4	8	12	9	6
5	20	21	24	18
6	8	5	7	4
7	31	21	25	41
8	6	2	3	6

Sector	Middlesex	So.Plainfld	So. River	Middlesex Ctv.
1	1	-	-	1
2	4	5	5	4
3	37	31	41	29
4	9	14	6	9
5	18	21	19	21
6	5	5	4	6
7	24	24	21	26
8	2	-	4	4

Sector Code:

- 1 - Agriculture, Forestry, Fisheries & Mining
- 2 - Construction
- 3 - Manufacturing
- 4 - Transportation
- 5 - Trade
- 6 - Finance, Insurance, Real Estate
- 7 - Services
- 8 - Public Administration

Source: 1980 US Census

Although this employment distribution is not unlike Middlesex County's, Metuchen's labor force is slightly more qualified than the county average -- while one of every three employed persons in Metuchen falls into either the "executive, administrative, or managerial", or the "professional specialty" categories, these categories account for only one out of every four employed persons in Middlesex County (see Table 8). Concomitantly, "manufacturing" as an occupation is less prevalent in Metuchen (18 percent) than the county average (25 percent). Finally, in 1980, there were also 293 self-employed workers, as well as 211 federal, 279 state and 851 local government workers among the residents of Metuchen.

**Table 8**  
**Employment by Occupation, 1980**

	Metuchen		Middlesex County
	Number Persons	Percent	Percent
Exec., Admin., & Manag.	1,128	16%	11%
Prof. Specialty	1,312	19%	13%
Technicians	237	3%	6%
Sales	792	11%	10%
Admin. & Clerical Support	1,521	21%	20%
Services	571	8%	10%
Farming, Forestry & Fishing	52	1%	-
Manufacturing	1,256	18%	25%
Others	178	3%	4%

Source: 1980 US Census

Table 9 portrays covered employment growth **within** Metuchen, as opposed to the two previous tables which depict the occupational structure of its population, regardless of where their jobs were located. Covered employment is monitored by the N.J. Department of Labor and Industry and usually provides a reliable indicator of employment growth by municipality, although it only includes private sector jobs subject to the N.J. Unemployment Compensation Law, and does not include the self-employed, unpaid family workers, agricultural and in-home domestic workers, the military and state employees. The drawback on covered employment statistics is that they are compiled by post office location, which does not always match the physical location of facilities.

**Table 9**  
**Covered Employment Growth, 1977-1987**

	1977	1982	1987	Employment Change	Percent Change
Metuchen	5,147	5,125	6,651	1,504	29.2
Dunellen	1,314	1,044	1,211	(103)	(7.8)
Edison	38,473	42,769	57,270	18,797	48.9
Highland Park	2,825	2,485	3,459	634	22.4
Middlesex	4,468	5,214	6,164	1,696	38.0
South Plainfield	14,907	14,605	17,169	2,262	15.2
South River	2,339	1,932	1,974	(365)	(15.6)
Middlesex County	214,187	240,832	294,710	80,523	37.6

Source: NJ Department of Labor and Industry  
Covered Employment Trends, 1977, 1982 and 1987.

Metuchen has a relatively modest employment base -- just over 6,600 private sector covered jobs, at the end of 1986. Surrounding municipalities such as Edison (38,473 jobs) or South Plainfield (14,907 jobs) had much larger employment bases. This notwithstanding, Metuchen's employment base increased significantly between 1977 and 1987, having gained over 1,500 new jobs, a 29 percent increase. Metuchen has an employment base of 1 job per resident household or 1 job per 2.7 residents.

Manufacturing activity in Metuchen ranges from publishing to chemicals to machinery to textiles. Table 10 suggests that the conventional industrial employment base is located in relatively small units. Standard published sources indicate Piezo Electric (150 jobs) as the major industrial employer.

Table 10  
Major Industrial Employers, 1987

Firm	Product Line	Employment	GFA (*1)
Allied Conditioning Corp.	Heating, Ventilation, Air Conditioning	-20	10,000 Sq Ft
Charter Machine	Custom Machinery	25	27,000
Curran-Pfeiff Co.	Porcelain Wire Connectors, Insulators, Tubing	23	20,000
Epic Industries	Detergents, Maintenance, and Sanitary Supplies	85	90,000
Flakice Corp.	Refrigeration Equipment and Ice Making Systems	25	NA
Franco Manufacturing, Co.	Decorative Cotton Towels	80	NA
Graphic Equipment	Web Offset Printing Machinery	40	25,000
Instruments SA, Inc.	Optical Components	50	50,000
International Technidyne	Medical Diagnostic Instruments	20	3,500
J & E Metal Fabricators	Panels, Racks, Chassis & Cabinets	36	23,000
Panorama Printing Co.	Lithographic Printing	35	25,000
Piezo Electric Products	Ceramic Electronic Materials	150	85,000
Richmond Foundry, Inc.	Bronze and Aluminum Castings	25	21,000
Scarecrow Press Inc.	Book Publishing	25	NA
Seham Assoc., Co.	Typesetting	40	NA
Small Quantities, Inc.	Sheet Metal Stamping	55	10,000
Webcraft Packaging	Letter Press & Screen Printing	73	NA

Notes: (\*) Gross Floor Area in Square Feet

Source: MacRae's Industrial Directory of New Jersey 1988  
New Jersey Directory of Manufacturers 1988-1989

### 3.2 FUTURE EMPLOYMENT PROFILE

If Metuchen's employment base were to continue growing at the rate experienced between 1977 and 1987, of approximately 150 jobs a year, an additional 900 jobs would be created in the six-year period to 1995. However, it is unlikely that this will happen, given the limited vacant land available for commercial expansion. In fact, it is likely that future employment in Metuchen will continue to grow only slightly. This is partly due to the expected continued shift in the Borough's employment base away from manufacturing and towards service sector jobs, which is not only reflective of national and regional employment trends, but is also directly related to the Borough's land use and housing policies.

Residential redevelopment on the EFCO and Oakite tracts alone will account for the loss of over 120 manufacturing sector jobs. Redevelopment of the Gulton tract will result in a similar loss in manufacturing jobs. Off-setting these job losses are expected gains in other employment sectors. For instance, Metuchen has been experiencing an intensification of office, retail and service uses in its business district during the past decade, including the subdivision of retail space formerly occupied by one store into multiple occupant facilities, as well as the conversion of former upper floor warehouse space and former single-family residences into offices.

Commercial development in Metuchen's Southwest Gateway area will also off-set job losses in the manufacturing sector. The newly constructed Bridgepointe office complex is expected to generate between 125 and 265 new jobs alone. The shift in future employment toward the trade, finance, insurance, real estate and service sectors that Metuchen will experience is basically reflective of national and regional employment trends. However, due to the limited availability of vacant land, future employment growth in Metuchen would appear to be ultimately limited.

### 3.3 BALANCE BETWEEN POPULATION AND EMPLOYMENT

Table 11 shows the 1980 balance between population and employment in Metuchen and surrounding municipalities. Towns such as Edison and South Plainfield, with high employment bases relative to their population levels present low people/job ratios in the order of 1.4 and 1.7. Metuchen presented 2.7 people/job and .9 households per job. This is slightly higher than the county average but lower than such towns as Dunellen, Highland Park and South River.

**Table 11**  
**Population, Households and Employment**

	Covered Jobs 1982	Population 1980	People/ Jobs Ratio	Households 1980	Households/ Jobs Ratio
Metuchen	5,125	13,762	2.7	4,959	.9
Dunellen	1,044	6,593	6.3	2,414	2.3
Edison	42,769	70,931	1.7	23,427	.6
Highland Park	2,485	13,396	5.4	5,605	2.3
Middlesex	5,214	13,480	2.6	4,478	.9
South Plainfield	14,605	20,521	1.4	6,224	.4
South River	1,932	14,361	7.4	5,091	2.6
Middlesex County	240,832	595,893	2.5	196,708	.8

Source: US Census 1980; NJ Department of Labor Covered Employment Trends 1979

#### 4. INCOME

Metuchen is slightly more affluent than the Middlesex County average. In 1980, median household income in Metuchen was \$25,648, 12 percent higher than the Middlesex County average of \$22,826 (see Table 12). In Metuchen, 38 percent of households earned less than \$20,000, while 12 percent earned over \$50,000; whereas over 41 percent of Middlesex county households earned less than \$20,000 and only 7 percent earned over \$50,000. And while Metuchen had 2.7 percent of resident families below the federally defined poverty level, the Middlesex County average was 4.7 percent (see Table 13).

**Table 12**  
**Household and Family Income, 1980**

	Metuchen		Middlesex County	
	Households	Percent	Families	Percent Households
Less than \$4,999	341	7	84	2
\$5,000 - \$9,999	439	9	230	6
\$10,000 - \$14,999	470	10	291	7
\$15,000 - \$19,999	616	12	414	11
\$20,000 - \$29,999	1,156	23	1,007	26
\$30,000 - \$39,999	910	18	879	22
\$40,000 - \$49,999	450	9	436	11
\$50,000 - \$74,999	400	8	392	10
\$75,000+	196	4	185	5
Median Income	\$25,648		\$29,375	\$22,826
Mean Income	\$28,904		\$32,730	\$25,023

Source: US Census 1980

Table 13  
Persons and Families Below Poverty Level, 1980

	<u>Percent Below Poverty Level</u>	
	Persons	Families
Metuchen	4.1	2.7
Dunellen	4.9	3.5
Edison	3.6	2.5
Highland Park	9.7	5.0
Middlesex	4.5	3.8
South Plainfield	2.2	1.9
South River	4.9	3.7
Middlesex County	6.3	4.7

Source: US Census 1980

Table 14  
Median Income for Households and Families, 1980

	<u>Households</u>	<u>Families</u>
Metuchen	\$25,648	\$29,375
Dunellen	29,521	23,353
Edison	25,206	27,431
Highland Park	19,089	24,925
Middlesex	22,556	25,078
South Plainfield	25,384	26,247
South River	20,989	23,425
Middlesex County	22,826	25,603

Source: US Census 1980

## 5. DEVELOPMENT FACTORS

### 5.1 LAND USE PATTERN

Metuchen's urban structure began to develop during the 18th Century, as Main Street was formally laid out. This area, which still remains as the geographical center of the community, was further shaped by the 19th century transportation routes: turnpikes and rail lines between New York, Philadelphia, New Brunswick, Perth Amboy and lesser destinations criss-crossed near the center of Metuchen. Metuchen's land use pattern has evolved along the lines of a rather simple, concentric development pattern with the highest density generally occurring near the downtown. This has been modified by moderate, linear concentrations of development following major roadways, with the surrounding outlying areas developing at a lower density. With a land area of approximately 1,836 acres, Metuchen was officially incorporated as a Borough in 1900, in order to resolve a dispute with surrounding farmers over the installation of downtown street lights.

Metuchen's original land use plan concentrated commercial development in the downtown and along Main Street to the north and south, industrial uses in the northwest quadrant, with remaining areas predominantly residential. Although Metuchen's zoning has been repeatedly modified, the original land use plan concept continues to significantly shape development in the Borough.

During the second half of this century, residential, commercial and industrial infill development took place on most remaining vacant land. By the late 1970's, changing land use patterns within the Borough, coupled with the significant suburban development in nearby communities, led Metuchen to alternative development policies for certain areas within the community, in particular the downtown area and the northwest quadrant, as significant commercial and industrial development relocated to larger and more readily accessible sites in nearby municipalities, most particularly, Edison, Piscataway and Woodbridge Townships.

In response to changing conditions, such as a declining population, the Borough's desirability as a residential community, a declining tax base and increased costs for municipal services, Metuchen has modified some of its land use policies during the 1980's. Both the downtown and the northwest quadrant have been targeted for medium to higher density residential redevelopment (refer to the Redevelopment Proposals on the attached Land Use Plan Map). Residential infill strategies and housing rehabilitation programs for other sections of the Borough have also been instituted.

Metuchen's recent zoning plan (March, 1989) retains a compact mixed-use business district in the downtown, surrounded by supporting business districts (see attached Land Use Plan and Zoning Map). Residential redevelopment districts surround the downtown to the north and west and continue along the Lehigh Valley Railroad into the northwest quadrant. There are two smaller neighborhood business districts, located at the northern and southern edges of the community, with residential occupying most of the remaining land areas. A significant addition to the 1983 land use/zoning plan has been the targeting of the Southwest Gateway Area along Route 27 for commercial uses that are not competitive with the downtown.



PLATE 17

**LAND USE PLAN**  
EXISTING LAND USE DISTRICTS

1	Public Parks & Open
R-1	Residence District
R-2	Residence District
R-2a	Residence District
R-3	Residence District
R-4	Residence District
C-1	Central Business District
B-1	Business District
B-2	General Business District
B-3	General Business District
C-1	Common

**REDEVELOPMENT PROPOSALS**

- 1 Residential (15 DU/AC.)
- 2 Mixed Use Redevelopment
- 3 Residential (10 DU/AC.)
- 4 Conditional Commercial / Office
- 5 PURD
- 6 Office Overlay

## 5.2 UTILITIES

The Borough of Metuchen is entirely serviced by a privately held water utility; and all of the Borough, with the sole exception of Volkmar Street, is serviced by public sanitary sewerage.

The Middlesex Water Company supplies water to Metuchen and owns and maintains the water distribution system. Water supply sources include the Delaware and Raritan Canal, wells, and wholesale purchases. The water company indicates that there are no constraints to any future development in Metuchen in terms of available water supply.

Sewage treatment is provided by the Middlesex County Sewage Authority (MCSA) which also treats the sewage from twenty-four other municipalities and ten major industries. The Authority has recently undergone an expansion of its treatment facilities and is now designed to handle 120 million gallons per day (gpd) of effluent. Currently, it treats an average of 90 million gpd, of which Metuchen contributes roughly 1.53 million gpd. According to the MCSA, there is no difficulty in providing additional treatment capacity to the Borough. Metuchen maintains its own sewage collection system.

## 6. HOUSING

This chapter is divided into three sections. The initial section characterizes Metuchen's housing stock in terms of age, quality, unit type breakdown and so forth, while in the context of the group of nearby and surrounding municipalities and the averages for Middlesex County; the second section analyzes the town's recent growth dynamics, as well as likely developments and their consequences in terms of future housing production; while the last section looks at affordability issues, using material from the 1980 U. S. Census and current HUD income limits.

### 6.1 CURRENT HOUSING STOCK

Metuchen is a pre-war suburban community, with almost half of its residential stock built prior to 1950. The 1980 census provides the following breakdown: 31 percent of the total housing stock was built before 1939, 18 percent dates to the period 1940-1950, 27 percent was built between 1950-59, 15 percent between 1960-69 and, finally, 10 percent over the decade 1970-1980. Thus, Metuchen's "building history" makes it younger than Dunellen or Highland Park, and much older than Edison.

Table 19 presents selected housing indicators for Metuchen and surrounding municipalities. In Metuchen, 99 percent of the housing units had public sewer and 100 percent were serviced by public or private water companies. All of Metuchen's population was considered located in an urbanized area, according to the Census definition. In addition, 54 percent of the units had more than one bathroom, 60 percent had three or more bedrooms, and only 12 percent were located in structures with five or more units.

Table 15  
Selected Housing Characteristics, 1980

	Persons Per Household	Percent Housing Stock Built		Percent Housing Stock Serviced by	
		1939 or earlier	1970/ 1980	Water Company	Public Sewers
Metuchen	2.77	31	3	99	100
Dunellen	2.73	57	9	99	99
Edison	2.94	8	28	97	97
Highland Park	2.39	40	9	100	100

	Percent Housing Stock with:		
	1+ <u>Bathrooms</u>	3+ <u>Bedrooms</u>	5+ Units in <u>Structure</u>
Metuchen	54	60	12
Dunellen	63	55	8
Edison	57	56	26
Highland Park	66	62	33

Source: 1980 US Census Detailed Housing Characteristics, New Jersey.

In 1980 there were 5,049 year-round units in Metuchen, of which 4,959 were occupied and 90 were vacant (Table 16). About three out of every four units were owner-occupied.

As mentioned previously, Metuchen is overwhelmingly a single-family town, with 85 percent of the stock in single-family units. This is higher than the Middlesex County average, with only 73 percent of the housing stock in single-family units. In Metuchen, in 1980, there were 579 units in structures with 2 to 9 units, 197 units in structures of 10 or more units, and 4 mobile homes or trailers. The immediate region is also largely single-family (Table 17).

Metuchen also has larger dwelling units than the county average -- although the median number of rooms for both Metuchen and Middlesex County was 5.6, 62 percent of Metuchen's stock contained 6 or more rooms, as opposed to the county average of 50 percent (Table 18). In spite of this, there were still fifty-six single-room units and 84 2-room units as part of Metuchen's active stock.

**Table 16**  
**Housing Units by Tenure and Occupancy Status, 1980**

<u>Year Round Housing Units</u>			<u>Owner Occupied</u>		<u>Rental</u>	
Occupied	Vacant	Total	No.	Percent	No.	Percent
4,959	90	5,049	3,833	77%	1,126	23%

Source: 1980 US Census

**Table 17**  
**Type of Housing Units, 1980**

	Number of Units in Structure (Percent Distribution)			
	1	2 to 9	10+	Mobile Home
Metuchen	85	11	4	--
Dunellen	64	31	5	--
Edison	78	10	12	--
Highland Park	52	33	15	--
Middlesex	83	10	7	--
South Plainfield	93	7	-	--
South River	75	20	4	1
Middlesex County	73	17	9	1

Source: 1980 US Census

**Table 18**  
**Year Round Housing Units by Number of Rooms, 1980**

No. Rooms	<u>Metuchen</u>		<u>Middlesex</u>
	Units	Percent	Percent
1	56	1	1
2	89	2	2
3	322	6	11
4	568	11	18
5	892	18	18
6+	3,127	62	50

Median Number of Rooms: Metuchen: 5.6  
Middlesex County: 5.6

Source: 1980 US Census

The indicators of housing quality found in the 1980 Census suggest that Metuchen's housing stock was, on average, well maintained. However, thirty occupied housing units were still lacking complete plumbing facilities. Although 43 people lived in these units, none of them were considered overcrowded, i.e. with 1.01 persons or more per room (see Table 19). Although the average housing unit may be well maintained, housing rehabilitation efforts in the Borough have been sponsored since 1978, and further efforts are currently underway (see Section 8.1 ).

**Table 19**  
**Selected Quality Indicators, Occupied Housing Stock, 1980**

	Overcrowded (*)	Lacking Complete Plumbing	Overcrowded and Lacking Complete Plumbing
Number Units		30	-
Number Persons	456	43	-

(\*) 1.01 or more persons per room.

Source: 1980 US Census

## 6.2 FUTURE HOUSING STOCK

In 1980, Metuchen's housing stock counted 5,049 year-round units; between 1980 and 1987, according to building permit statistics, 157 additional units had been authorized. This is equivalent to an annual growth rate of less than one percent. Similarly, most of the older, smaller communities in Metuchen's region were also stable in terms of the housing stock during this decade. However, the one exception is Edison, which approved 9,800 building permits between 1980 and 1987 (see Table 20).

Metuchen can expect some modest level of growth in the number of residential units over the next six years. This residential growth is consistent with projections contained in the 1983 *Housing Plan Element*. Table 21, below, compiles residential development either in the planning, approval or construction stages. Although growth is expected in all housing types, the majority involves either apartment and/or townhouses.

**Table 20**  
**Residential Building Permits, 1980-1987**

	1980	1981	1982	1983	1984	1985	1986	1987
Metuchen	7	3	0	7	8	84	28	20
Dunellen	2	5	0	1	2	5	6	8
Edison	264	1,671	1,023	1,987	1,993	1,700	730	432
Highland Park	0	17	1	216	3	7	44	93
Middlesex	26	14	46	54	31	64	42	59
S. Plainfield	48	27	19	60	90	120	195	40
Middlesex County	1,918	2,830	3,737	6,701	7,915	7,620	5,458	3,914

Source: Residential Building Permits 1980-1987, NJ Dept. of Labor

**Table 21**  
**Potential Residential Development**

<u>Project</u>	<u>Location</u>	<u>Unit Type</u>	<u>Number of Units</u>
Metuchen Rail Station Development	New Street	2 & 3 BR Townhouses*	60-70
D-1 Downtown Development District	Center St/Lake Av	2 & 3 BR Townhouses*	32
Franklin School	Middlesex Av	1 & 2 BR Apartments	104
EFCO Site	Central Av	2 BR Townhouses 1 BR Apartments	72
Gulton Tract	Durham Av	1 & 2 BR Apartments*	160
Lawler Tract	Central Av	1, 2 & 3 BR Townhouses	50
Metuchen Square	Central Av/Van Buren	2 BR Duplexes	10
D'Zuro	Main Street	Senior Citizen	8
Oakite	Middlesex/Durham Av	1 & 2 BR Apartments*	165
Hampton	Hampton/Durham Av	2 & 3 BR Townhouses*	69
	Maple Gate/Central Av	2 BR Townhouses	12
	331 Woodbridge Av	2 BR Townhouses	6
	283 Central Av	1 & 2 BR Apartments	4
Additional Multi-Family Housing	Various Sites	1 & 2 BR Apartments and Townhouses	10
Additional Single Family Housing	Various Sites	Single-family	15
<hr/> TOTAL			777-787

Note: \* indicates projected unit types

### 6.3 Housing Availability and Housing Affordability

Vacancy rates indicate housing availability. In 1980, vacancy rates were low, both for purchase and rental housing, reflective of the housing markets throughout the region (Table 22). In terms of housing affordability, the census indicators show Metuchen and its immediate region relatively close to the county averages (Table 23).

**Table 22**  
Vacancy Rates, 1980

	Vacancy Rates*	
	For Sale	For Rent
Metuchen	.4%	2.8%
Dunellen	.6	4.0
Edison	.7	4.0
Hyland Park	.6	2.2
Middlesex	.2	1.4
South River	.6	5.7
Middlesex County	.8	4.1

\*Does not include units "rented or sold, not occupied", "held for occasional use" or "other vacant" units.

Source: 1980 US Census

**Table 23**  
Indicators of Housing Affordability, 1980

	Median Value Housing*	Median Contract Rent	Median Household Income	Value/ Income Ratio
Metuchen	\$65,900	\$277	\$25,648	2.6
Dunellen	57,100	246	29,521	1.9
Edison	68,700	295	25,206	2.7
Highland Park	62,500	285	19,089	3.3
Middlesex	62,600	277	22,556	2.8
S. Plainfield	61,800	265	25,384	2.4
South River	52,600	248	20,989	2.5
Middlesex County (* Owner-occupied)	\$62,600	\$269	\$22,826	2.7

Source: 1980 US Census

The 1980 median income for Middlesex County was estimated at \$22,826. A low income household in Metuchen would have had an income of not more than 50% of this median (i.e. \$11,413), while a moderate income household would have had an income between 50 and 80 percent of this median (i.e. between \$11,413 and \$18,260). Using data from the 1980 U. S. Census, it is possible to estimate what portion of Metuchen's housing stock was affordable to low and moderate income households.

Assuming that a household should spend no more than 28 percent of its annual income toward the purchase of housing, or no more than 30 percent toward rental payments, it is possible to calculate the maximum monthly payments which low-income households should put forth to secure housing (Table 24).

**Table 24**  
**Disposable Income for Purchase and Rental Housing**  
**in Middlesex County, Low and Moderate Income Households**

	Maximum Annual Income	Disposable Income for Purchase Housing (1)		Disposable Income for Rental Housing (2)	
		<u>Annual</u> <u>Monthly</u>		<u>Annual</u> <u>Monthly</u>	
		Low Income	\$11,413	\$3,196	\$266
Mod. Income	18,260	5,113	426	5,478	456

(1) Assumes 28 percent of annual income

(2) Assumes 30 percent of annual income

Assuming these households could secure a loan for a 25-year mortgage, with a 10 percent down payment at an interest rate of 12 percent, it is estimated that a low-income household could not afford to purchase housing costing over \$28,061, and that a moderate income household could not afford to purchase housing costing over \$44,940 (Table 25).

**Table 25**  
**Maximum Price of Purchase Housing in Middlesex**  
**County for Low and Moderate Income Households**

	Monthly Payment	90% Mortgage	10% Downpayment	Housing Cost
Low Income	\$266	\$25,255	\$2,806	\$28,061
Mod. Income	426	49,446	4,494	44,940

Source: Table 24

Comparing these results with the breakdown of housing values given for Metuchen's owner occupied housing stock by the 1980 census, it is estimated that only 70 units, or 2.2 percent of the stock, were affordable to low income households; and only 781 units, or 24 percent of stock, were affordable to moderate income households (Table 26). It should be noted, however, that the value distribution presented by the census is restricted to certain types of non-condominium units only, namely, "owner-occupied" and "vacant for sale only" units and, further, excludes (a) units at an address with two or more units (b) units on 10 or more acres (c) units with a commercial establishment or medical office on the property and (d) mobile homes or trailers.

**Table 26**  
**Specified Owner Occupied Non-Condinium**  
**Housing Units by Value, Metuchen, 1980**

Value	# Units	
Less than \$10,000	-	
\$10,000 to \$14,999	7	
\$15,000 to \$19,999	6	
\$20,000 to \$24,999	24	
\$25,000 to \$29,999	55	
<hr style="border-top: 1px dashed black;"/>		
\$30,000 to \$34,999	106	Low Income
\$35,000 to \$39,999	164	
\$40,000 to \$49,999	419	
<hr style="border-top: 1px dashed black;"/>		
\$50,000+	2,443	Moderate Income

Source: 1980 *US Census*

In terms of the rental stock, it is estimated that approximately 630 units or 60 percent of rental stock paying cash rent, were affordable to low income households (Table 27). Altogether, approximately 1,020 units, or over 95 percent of rental stock paying cash rent, were affordable to moderate income households. This suggests that the rental stock was considerably more affordable than the purchase stock.

**Table 27**  
**Specified Renter Occupied**  
**Housing Units by Contract Rent**

With Cash Rent	# Units	
Less than \$99	61	
\$100 to 199	201	
\$200 to 299	370	
----- Low Income		
\$300 to 399	356	
\$400 to 499	64	
----- Moderate Income		
\$500 +	14	
No Cash Rent	41	

Source: 1980 *US Census*

This method, relying on 1980 Census information, with all its limitations, provides a very rough estimate of housing affordability. A better estimate would be obtained if household size were factored in and correlated to household income, housing price and size. This is not possible with existing data.

The most recent estimates of maximum rental and purchase costs for low and moderate income households in Metuchen are derived from the HUD/NJCOAH income limits for Middlesex County households. These income limits effective as of 2/21/89, stipulate \$22,900 and \$36,640 respectively for a low and a moderate income household of four (Table 28). When translated into maximum purchase and rental costs, these limits imply a maximum of \$572 and \$916 towards monthly rental costs for, respectively, a low and a moderate income household of four (Table 29); and \$427 and \$843 towards monthly purchase costs, again for, respectively, a low and a moderate income household of four (Table 30).

**Table 28**  
**Income Limits, Low and Moderate Income Households**  
**Middlesex County, 1989**

Household Size	Low Income		
	50%	80%	Median
1 person	\$16,030	\$25,648	\$32,060
2 persons	\$18,320	\$29,312	\$36,640
3 persons	\$20,610	\$32,976	\$41,220
<b>4 persons</b>	<b>\$22,900</b>	<b>\$36,640</b>	<b>\$45,800</b>
5 persons	\$24,330	\$38,928	\$48,660
6 persons	\$25,763	\$41,220	\$51,525
7 persons	\$27,195	\$43,572	\$54,390
8 persons	<u>\$28,625</u>	<u>\$45,800</u>	\$57,250
Moderate Income			

Source: HUD/NJCOAH 2/21/89

Table 29  
 Maximum Monthly Rental Costs for Low and Moderate Income Households  
 Middlesex County, 1989

Household Size	Low Income		Median
	50%	80%	
1 person	\$400.75	\$641.20	\$801.50
2 persons	\$458.00	\$732.80	\$916.00
3 persons	\$515.25	\$824.40	\$1,030.50
<b>4 persons</b>	<b>\$572.50</b>	<b>\$916.00</b>	<b>\$1,145.00</b>
5 persons	\$608.25	\$973.20	\$1,216.50
6 persons	\$644.08	\$1,030.50	\$1,288.13
7 persons	\$679.88	\$1,089.30	\$1,359.75
8 persons	<u>\$715.63</u>	<u>\$1,145.00</u>	\$1,431.25

Moderate Income

Note: Assumes 30 percent of gross household income; does not include utilities.

Table 30  
 Maximum Monthly Purchase Costs for Low and Moderate Income Households  
 Middlesex County, 1989

Household Size	Low Income		Median
	50%	80%	
1 person	\$368.69	\$589.90	\$737.38
2 persons	\$421.36	\$674.12	\$842.72
3 persons	\$474.03	\$758.45	\$948.06
<b>4 persons</b>	<b>\$526.70</b>	<b>\$842.72</b>	<b>\$1,053.40</b>
5 persons	\$559.59	\$895.34	\$1,119.18
6 persons	\$592.55	\$948.06	\$1,185.08
7 persons	\$625.49	\$1,002.16	\$1,250.97
8 persons	<u>\$658.38</u>	<u>\$1,053.40</u>	\$1,316.75

Moderate Income

Note: After the 10 percent downpayment, assumes 28 percent of gross household income to cover principal, interest, taxes, insurance and condominium fees.

## 7. Mt. LAUREL II OBLIGATION

The Council on Affordable Housing (COAH) is responsible for determining each municipality's "fair share" of low and moderate income housing. The methodology currently adopted by COAH for estimating a municipality's fair share of affordable housing (or Mt. Laurel obligation) defines 4 different housing needs: indigenous, reallocated present, present and prospective. The sum of these needs yields municipal total affordable housing need which, in turn, is adjusted for secondary sources of housing supply and demand, namely demolitions, filtering, residential conversions and spontaneous rehabilitations. Total need, thus adjusted, yields a municipality's pre-credited need, which, in turn, is adjusted for credits, i.e. affordable housing units built since 1980. The end result constitutes a municipality's fair share obligation.

The COAH methodology has also adopted a set of 6 fixed housing regions for New Jersey. Metuchen has been included in Region 3, West Central, grouping Hunterdon, Middlesex, Somerset and Warren counties.

### 7.1 Metuchen's Fair Share

Indigenous need is defined as the actual or capped number of deficient housing units occupied by low and moderate income households. COAH estimates indigenous need, by region, using the following housing deficiency surrogates:

- (1) year structure built (before or after 1940);
- (2) overcrowding (1.01 or more persons per room);
- (3) access to unit (shared or separate);
- (4) plumbing (exclusive use of facilities);
- (5) kitchen facilities (sink, stove and refrigerator);
- (6) heating facilities (central heat);
- (7) elevators (in buildings of 4 stories or more).

Metuchen's indigenous need is estimated at 42 units. It should be stressed that this is only an estimate -- the actual number of deficient units, or the number of units occupied by low and moderate income households, can only be arrived at with any certainty through highly detailed municipal-wide surveys.

Reallocated present need refers to that portion of a housing region's present need that is redistributed to designated growth areas, on the basis of 3 reallocation criteria: acreage in designated growth areas, covered employment and per capita aggregate income. COAH has estimated Metuchen's reallocated present need at 22 units.

Present need is defined as the sum of indigenous and reallocated present need. Accordingly, Metuchen's present need consists of 65 units.

Prospective need is a municipality's share of future regional low and moderate income housing needs which are allocated on the basis of four criteria: acreage in designated growth areas, covered employment, per capita aggregate income and covered employment change. COAH estimates Metuchen's prospective need for the 1987-1993 period at 142 units.

Total need is defined as the sum of present and prospective needs. COAH estimates Metuchen's total (1987-1993) need at 207 units.

Demolitions are a secondary source of housing demand, since affordable units are lost from the stock. In Metuchen, demolitions were estimated to have affected six units.

Filtering is defined as a downward adjustment of housing which recognizes that housing requirements of lower income groups can be served by supply addition to the higher income sectors of the housing market. During the course of normal market operations, middle and upper-income households vacate existing housing for new, more desirable units, leaving vacant units for households of lesser income. Through filtering, Metuchen benefits from 78 units.

Residential conversion represents the creation of additional dwelling units from existing structures; it provides Metuchen with another 11 units.

Spontaneous rehabilitation is the unsolicited private market reduction of housing need by structure rehabilitation sufficient to render the unit free of deficiencies. Through this process Metuchen benefits from another six units.

The balance of the secondary sources of supply and demand result in 89 units which can be deducted from the total 1987-1993 need of 207, thus yielding a pre-credited need of 118. Table 31 summarizes the various components of Metuchen's fair share.

**Table 31**  
**Metuchen: Fair Share Components**

Indigenous Need	42
<u>Reallocated Present Need</u>	<u>22</u>
Present Need	65*
<hr/>	
Present Need	65
<u>Prospective Need 1987-93</u>	<u>142</u>
Total Need 1987-93	207
Demolitions	6
Filtering	(78)
Residential Conversions	(11)
<u>Spontaneous Rehabilitations</u>	<u>(6)</u>
Secondary Sources Supply/Demand	(89)
<b>Pre-credited Need (1987-1993)</b>	<b>118</b>

\* due to rounding

Source: New Jersey Council on Affordable Housing, May 1986

## 7.2 Implications for Fair Share Plan

Under current COAH guidelines, these components of Metuchen's fair share hold the following implications for structuring Metuchen's fair share plan:

- ◆ with an indigenous need of 42 units, and 6 spontaneous rehabilitations, Metuchen has potential for rehabilitation of 36 units;
- ◆ with a pre-credited need less than 125, Metuchen is not required to submit a mandatory rental component. However, rental units will still receive a 1/3 bonus credit;
- ◆ with a pre-credited need of 118 units, Metuchen is required to provide 59 *low* income units and 59 *moderate* income units;
- ◆ a maximum of 59 units, minus any downward adjustment for credits claimed, can be transferred via a Regional Contribution Agreement;
- ◆ a maximum of 30 units, minus any downward adjustment for credits claimed, can be age-restricted.

### 7.3 Relationship Between Population and Mt. Laurel Pre-credited Need

Table 32 shows the relationship between population and Mt. Laurel pre-credited need, for Metuchen and surrounding municipalities. With a need of 118, Metuchen's fair share obligation amounts to one Mt. Laurel unit for every 109 residents. In the immediate region, this ratio ranges from a low of one unit per every 9,432 residents (Dunellen) to a high of one unit per every 51 residents (South Plainfield). Highland Park has no fair share obligation.

**Table 32**  
**Population and Mt. Laurel Need**

	(1) Pre-Credited Mt. Laurel Need	(2) 1987 Population	(3) Ratio Population/ Need
Metuchen	118	12,899	109
Dunellen	1	9,432	9,432
Middlesex	154	13,163	85
South River	92	13,243	144
South Plainfield	403	20,549	51
Highland Park	0	12,915	-
Edison	1,111	84,159	76

Source: NJDOL Population Estimates for New Jersey July 1, 1987  
New Jersey Council on Affordable Housing, May, 1986

## 8. FAIR SHARE PLAN - OVERVIEW OF SITES AND MECHANISMS

In order to meet its obligation of 118 affordable units, Metuchen proposes a plan with the following elements:

- ◆ a rehabilitation component
- ◆ a municipal development component
- ◆ a private inclusionary development component
- ◆ a conversion component
- ◆ a senior citizen component

Metuchen is claiming credit for 23 units of substandard affordable housing rehabilitated since 1980; it is also expected that a minimum of 12 additional units will be rehabilitated over the next 6-year period. Funding for these 12 units will be provided through the New Jersey Department of Community Affairs' (NJDCA) Balanced Housing Program.

Metuchen is in the process of acquiring a site for a municipal affordable housing development. This project, located on the **Lawler Tract**, will be funded through a variety of sources, namely the New Jersey Housing and Mortgage Finance Agency (NJHMFA) and a Community Development Block Grant (CDBG) administered through Middlesex County. This project will comprise 10 low income and 40 moderate income housing units.

Metuchen has approved an Affordable Housing Ordinance which requires a 10 percent set-aside for low and moderate income housing in multi-family projects containing 10 or more units (see Appendix 2). **Metuchen Square** (Mulberry Lane), a 10-unit duplex project including one moderate income unit has already received all required approvals. Four other sites which have been considered likely for inclusionary multi-family housing development, at densities ranging from 6 to 12 dwelling units to the acre, will also be covered by this Ordinance. These are known as the **EFCO**, **Gulton**, **Oakite** and **Hampton** tracts. It is expected that these four projects will generate 26 low income and 19 moderate income units, for a total of 45 affordable units.

The conversion component will focus on the adaptive reuse of the former **Franklin School** to residential use, creating 104 units, of which 10 will be reserved for moderate income households. In addition, it will also include the **Salamone** apartment, a converted former garage located below an apartment house which created a 2-bedroom moderate income unit.

Finally, the senior citizen component will comprise the **D'Zuro** tract, an eight unit elderly housing project, including one low-income senior citizen unit. This project has received all approvals.

The Fair Share Plan provides for a total of 143 units, 25 over the Borough's pre-credited need of 118.

## 8.1 REHABILITATION

### Rehabilitation Credits -- Community Development Block Grant

Since the late 1970's, the Borough of Metuchen has participated in a Community Development Block Grant funded housing rehabilitation program administered by the Middlesex County Public Housing Agency. The program is aimed at upgrading sub-standard housing units occupied by qualified low income households. While the program initially awarded outright grants, it later evolved into a matching grant program, and is currently a no-interest loan program.

The rehabilitation program has provided assistance to households meeting HUD regional low income criteria. Rehabilitations are designed to eliminate all health, safety and housing code violations and bring housing units up to BOCA/NJUCC code requirements. To date, the program has rehabilitated 29 housing units, of which 23 qualify for COAH credit (see Appendix 3). The program is on-going, and additional units may be rehabilitated over the coming years. Interested households apply directly to Middlesex County.

Following is the relevant administrative information pertaining to this Program:

Agency:	Middlesex County Public Housing Agency
Location:	Plaza One Building 303 George Street, Room 304 New Brunswick, NJ 08401
Telephone:	(201) 745-3025
Personnel:	John Sully, Executive Director Jack Balog, Metuchen Officer

### Future Rehabilitation -- Neighborhood Preservation Balanced Housing Program

Metuchen has received a grant from NJDCA's Neighborhood Preservation Balanced Housing Program (Grant Agreement Number 890573) to rehabilitate 12 units at a total project cost of \$172,800 (see Appendix 4). Six of these units will be for low income households, and six for moderate income households. This program will target three neighborhoods, namely the "Radio Section", Durham Avenue West and the Southeast Quadrant (see attached map). These areas are considered stable neighborhoods where there currently exist low and moderate income housing units with code violations.

The average unit rehabilitation cost is estimated at \$12,500.00, with a maximum rehabilitation cost set at \$15,000. Rehabilitation will bring these units entirely up to code standards. Balanced Housing Program guidelines regarding income eligibility determination and affordability controls have been instituted and will be enforced. Both Metuchen and NJDCA see a wider potential for rehabilitation of affordable units in these neighborhoods. The current grant's schedule is for one year. It is expected that additional grants will be made available from NJDCA in the future. However, this fair share plan has not included any potential additional affordable units under this program.

Following is the relevant administrative information pertaining to this Program:

NJDCA Program Representative: Meyer Pincelli (609) 633-6258  
Location: Metuchen Borough Hall  
P.O. Box 592, Metuchen, NJ 08840  
Telephone: (201) 632-8524  
Staff: Alice Fleming, Affordable Housing Coordinator  
Mary Moody, Zoning Administrator  
Jim Anderson, Construction Code Official  
Jeff Pace, Fire Code Official  
James Myer, Plumbing Code Official  
Walter Sosiak, Electric Code Official  
Sharon Hollis, Administrative Assistant

## 8.2 MUNICIPAL DEVELOPMENT -- The Lawler Tract

The Lawler tract is an approximate six acre parcel located in the northwest quadrant of the Borough. The tract has access from Central Avenue and is identified on the Borough Tax Maps as Block 49, Lots 11 and 57. The site is currently located in the LI - Light Industrial District. However, the Borough's Master Plan proposes multi-family residential use for this site.

Metuchen has been pursuing a municipally initiated affordable housing project since 1985. In 1986, the Lawler tract was chosen as the site for this project, which will consist of 10 low income units and 40 moderate income units, for a total of 50 affordable housing units. To fund this project, Metuchen has approved a municipal bond for \$100,000, and has received \$421,000 in Community Development Block Grant funds from Middlesex County (see Appendix 5).

There are two types of environmental constraints affecting the site. First, a stream crosses the northernmost portion of the site, with floodplains located along its course (see attached map). Second, it has also been determined that there is surface and sub-surface asbestos contamination on the site. It is not expected that either of these constraints will preclude the site's development for housing. The Borough has had an environmental consultant determine the extent of asbestos contamination and prepare specifications for its removal. At this time, the project has a conceptual plan (see Lawler Tract: Conceptual Map), but no formal site plan.

## 8.3 INCLUSIONARY DEVELOPMENT

### Metuchen Square (Mulberry Lane)

Mulberry Lane, or Metuchen Square, as it is now known, is a one acre parcel located at the corner of Central and Van Buren Avenues in the northwest quadrant of the Borough. The property is identified as Block 44/Lots 1.03 and 2.03 on the Borough Tax Maps and is located in a R-3 Residential District.

This site has received all final approvals for a five duplex, ten unit housing project (see Appendix 6a). One of the units (one-half of a duplex) was required to be a moderate income unit. The project has already begun site clearance work and construction of the units is expected to begin sometime during the summer of 1989.



### The EFCO Tract

The EFCO tract is a six acre parcel formerly occupied for manufacturing and warehousing purposes by the Economy Forms Corporation. It is located along Central Avenue, in a R-6 Residential District in the Borough's northwest quadrant. The Borough Tax Maps identify the property as Block 82, Lots 1.02, 2.02, 16.02, 20, 30, 32, 34, 36, 38 and 63.

A minor soil contamination deriving from its previous use has already been removed in compliance with ECRA (NJDEP ECRA file number 86295). There are no other environmental constraints on this site.

A 72 unit multi-family residential development has received preliminary site plan approval for this tract, with final approval currently pending before the Planning Board. This project includes an affordable housing set-aside of six low-income units. A copy of the Planning Board resolution approving this application is contained in Appendix 6b.

### The GULTON Tract

The Gulton tract is an approximate 26 acre parcel located in the Borough's northwest quadrant. The property, which fronts on Durham Avenue and Gulton Street, is identified on the Borough Tax Maps as Block 37, Lots 5.05, 6, 7.01, 7.02 and 13 through 17, as well as Block 42, Lots 1 through 7, and Block 37, Lots 5.02 and 5.03, which are abandoned railway spurs recently purchased by the Borough from Edison Township. The site is zoned for multi-family residential use (R-5 Residential District), in accordance with the Borough Master Plan. However, a portion of the tract is currently used as a non-conforming light industrial and manufacturing operation.

The site has some environmental constraints. Situated at the southern end of the Dismal Swamp, approximately one-half of its area contains freshwater wetlands or floodplains (see attached map). An abandoned rail spur that traverses the site acts as an approximate dividing line between the environmentally constrained and the buildable portions of the site. A battery manufacturing operation previously located at the site has left some soil contamination.

The tract is zoned for a gross residential density of six units/acre. It is projected that approximately 158 units will be developed including, with the ten percent affordable housing set-aside requirement, eight moderate income and eight low income units. Residential development of this site may consist of new construction only, the conversion of the existing light industrial/manufacturing building, or in some combination of new construction and conversion.

### The Oakite Tract

The Oakite tract is a 13.7 acre parcel located in the Borough's northwest quadrant, between Middlesex and Durham Avenues. The tract, identified in the Borough Tax Maps as Block 71, Lot 37 and Block 109, Lot 1, is situated in two zones: the B-3 Business District and the R-6 Residential District. Both districts permit multi-family residential development. Abutting the Oakite tract is the Hampton tract (see below.)

The site is currently occupied by Oakite Industries, which runs a non-conforming manufacturing operation. Oakite Industries have recently indicated that its Metuchen operation is being phased-out. Oakite Industries also owns the abutting Hampton tract.

Residential redevelopment of this property would yield approximately 164 multi-family units, and with the ten percent affordable housing set-aside requirement, would yield approximately eight moderate income and eight low income units. Similarly to the Gulton tract (see above), residential development of this site may consist of new construction only, the conversion of the existing industrial building, or in some combination of the two.

#### The Hampton Tract

Located at the corner of Hampton and Durham Avenues in the Borough's northwest quadrant is a 5.75 acre vacant parcel known as the Hampton tract, and designated as Block 69, Lot 125.07 on the Borough Tax Map. The site, which is owned by the adjacent Oakite Industries, is located in a R-6 Residential District, which permits multi-family residential development. If developed with housing, it is anticipated that this site could accommodate approximately seven units of affordable housing.

The Hampton tract currently has an asbestos contamination problem. The contamination on the site is both at and below ground level and has been temporarily covered and enclosed in accordance with NJDEP requirements. Test wells monitoring the site have indicated that no groundwater contamination has occurred. Currently, NJDEP is assessing a containment plan for the site. Once clean-up operations are complete, it is expected that the site will be developable for its zoned use of multi-family residences.

### **8.4 CONVERSIONS**

#### The Franklin School

The Franklin School is a 5.6 acre tract occupied by a former public school building, recreational facilities, a senior citizen center and a Board of Education garage. Located at the corner of Middlesex and Central Avenues, on the edge of Metuchen's downtown, the tract is identified on the Borough's Tax Maps as Block 85, Lots 1, 12-19, 24-27, 38 and 100. The school was last used for public school classes in 1985 and has since been rezoned for multi-family residential use and packaged as a development tract by the Borough, which issued a Request for Proposals to the development community in 1987.

The redevelopment of the Franklin School tract will yield 104 units, of which ten will be reserved for moderate income households. Portions of the existing school building, which date back as far as 1907, will be rehabilitated and connected to a substantial addition of new construction. The existing senior citizens center, Board of Education garage and recreational facilities will be relocated to other sites.

After a lengthy proposal process, a developer was chosen for this project. However, the developer has recently requested release from the finalized development contract signed with the Borough in June, 1989. The final disposition of this contract with the developer is currently under

litigation. This notwithstanding, the Borough intends to re-issue a second Request for Proposals concerning this project, and to select a second developer as soon as possible.

Salamone Apartment

A former garage located below an existing apartment house on Aylin Street was recently converted into a residential unit. As a condition of approval, the unit is restricted to moderate income households (see Appendix 6c). Conversion work has been completed, and the unit is in the process of being assigned to an income-eligible household through a public lottery. The Borough is claiming this unit as a credit.

**8.5 SENIOR CITIZEN COMPONENT**

The D'Zuro Tract

The D'Zuro tract is a 0.99 acre parcel located at 110 Main Street in the southeast quadrant of the Borough. The property is identified as Block 215/Lots 106 and 117 on the Borough Tax Maps and is located in a R-2 Residential District.

This site has received all final approvals for an eight unit elderly housing project. One of the units is required to be a low income unit (see Appendix 6d). The project is expected to break ground sometime during the summer of 1989.

**8.6 SUMMARY OF SITES AND MECHANISMS**

Table 33 summarizes the various components of the fair share plan.

**Table 33  
Components of Fair Share Plan**

	Number of Units	Cumulative Total
<b>Credits</b>		
Rehabilitations	23	
Conversions	1	24
<b>Post-1989</b>		
Rehabilitations	12	36
Municipal Development	50	86
Senior Citizen	1	87
Adaptive Reuse	10	97
Inclusionary Development	46	143
<b>TOTAL</b>	<b>143</b>	

Metuchen is claiming 24 **credits**, of which 23 correspond to **rehabilitations** of substandard units currently occupied by eligible low-income households, and one is a **conversion** of a moderate income unit.

Metuchen will provide a minimum of 12 owner-occupied units through **rehabilitation**, under a Balanced Housing Program grant. It is expected that another 10 units will be provided through **adaptive reuse** of the Franklin School. Finally, it is expected that 97 units will be provided through **new construction**.

With a pre-credited need under 125 Metuchen is not required to provide a rental housing component. This notwithstanding, in the event rental units are provided through any of the components of the fair share plan, Metuchen will claim the 1 to 1 1/3 credit bonus offered under COAH regulations, and free an equivalent number of units towards credits for the next fair share allocation round.

Table 34 shows the distribution between low and moderate income housing units. With a pre-credited need of 118, Metuchen is required to provide 59 low income and 59 moderate income units. The fair share plan provides for 66 low income units and 77 moderate income units. Thus, a minimum of 7 low income and 18 moderate income will be claimed as credits against the next fair share allocation round.

**Table 34**  
**Fair Share Plan: Summary of Sites**

	Low Income	Moderate Income	Total
<b>Rehabilitation</b>			
CDBG	23		23
Balanced Housing	6	6	12
<b>Municipal Development</b>			
Lawler	10	40	50
<b>Inclusionary Development</b>			
Metuchen Square		1	1
EFCO	6		6
Gulton	8	8	16
Oakite	8	8	16
Hampton	4	3	7
<b>Conversion</b>			
Franklin School		10	10
Salamone		1	1
<b>Senior Citizen</b>			
D'Zuro	1		1
<b>TOTAL</b>	<b>66</b>	<b>77</b>	<b>143</b>
Pre-Credited Need	59	59	118
Credits towards next allocation round	7	18	25

Finally, Table 35 summarizes a number of additional items of information pertinent to the various projects, such as zoning designation and stage in the approval process.

**Table 35**  
**Fair Share Plan: Selected Project Information**

	Current Zoning	Density (du/ac)	Project Status
<b>Municipal Development</b>			
Lawler	LI	10	Conceptual Plan
<b>Inclusionary Development</b>			
Metuchen Square	R-3	10	PA & FA
EFCO	R-6	12	PA; FA pending
Gulton	R-5	6	
Oakite	B-3/R-6	12	
Hampton	R-6	12	
<b>Conversion</b>			
Franklin School	F-1	18	RFP
<b>Senior Citizen</b>			
D'-Zuro	R-2	8	PA & FA

Notes: PA = Preliminary Approval  
 FA = Final Approval  
 RFP = Request for Proposal

# AMENDMENT

## Borough of Metuchen

### Housing Element/Fair Share Plan

#### **Preface**

This amendment to the Borough of Metuchen Housing Element/Fair Share Plan has been prepared in accordance with the requirements of the State of New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq and the Fair Housing Act N.J.S.A. 52:27D-301 et seq and the Council on Affordable Housing (COAH) rules according to N.J.A.C. 5:91-1 et seq.

#### **Introduction**

The Borough of Metuchen Housing Element and Fair Share Plan was prepared by Hintz-Nelessen Associates, PC, in August of 1989. In the time since the preparation and adoption of the plan, subsequent COAH sponsored mediation and the issuance of the mediation report by Audrey Winkler on 5 June 1991, the Borough and Homestead at Metuchen have entered into a settlement agreement, regarding the inclusion of low and moderate income housing on a vacant tract owned by Homestead at Metuchen. The Borough is proposing an amendment to the plan in accordance with the settlement agreement to provide for the proposed number of affordable housing units.

#### **Fair Share Plan Amendments**

##### 1. The Lawler Tract

The Lawler Tract consists of approximately 6 acres located in the Borough's northwest quadrant with access from Central Avenue. The tract is currently zoned LI-Light Industrial, permitting light manufacturing and assembly, warehousing, general business uses and auto repair establishments. The Borough intended to condemn the site for affordable housing purposes and construct 50 low and moderate income units. The property owner (Homestead at Metuchen) objected, initiated builders remedy litigation, and participated in the mediation process as an objector.

The Borough entered into a settlement agreement to allow the property owner to develop the site as an inclusionary development totalling 77 units of which 25 would be affordable to low and moderate income households.

The Borough is proposing a change for this site from 50 units of low and moderate income housing to 25 low income units in accordance with established agreements and COAH rules, to conform with the certification received from COAH.

The remainder of the Fair Share Plan with respect to inclusionary development is to remain unchanged at this time, although amendments will be prepared. The Plan is summarized in the following table.

Summary Table  
Borough of Metuchen

Fair Share Plan

	Number of units		Cumulative Total
	Low Income	Moderate Income	
<b>REHABILITATION</b>			
CDBG	20		20
Balanced Housing	8	8	36
<b>INCLUSIONARY DEVELOPMENT</b>			
Lawler(Homestead @ Metuchen)	25		61
EFCO	6		67
Gulton	8	8	83
Oakite	8	8	99
Hampton	4	3	106
Metuchen Square		1	107
<b>CONVERSION</b>			
Franklin School		10	117
Salamone		1	118
<b>SENIOR CITIZEN</b>			
D'Zuro	1		119
<b>Total</b>	<b>80</b>	<b>39</b>	<b>119</b>
Pre-credited need			118
Credits toward next allocation round			1



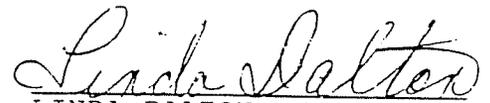
Roll Call

Those in Favor

Those Opposed

Lerner	xx	
Sudol	--	
Lagay	--	
Clarkson-	xx	
Fair	xx	
Pitzner	xx	
Guarnieri	xx	
Stillman	xx	
Virgil	--	

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of Metuchen at its meeting on the 27th day of July, 1988, as copied from the minutes of said meeting.



LINDA DALTON, SECRETARY  
BOARD OF ADJUSTMENT  
BOROUGH OF METUCHEN  
STATE OF NEW JERSEY

SECTION 402-C

ZONING SCHEDULE OF DENSITY, BULK AND COVERAGE CONTROLS

Zoning Districts	LOT AREA/DENSITY		LOT DIMENSIONS			SETBACKS			LOT COVERAGE		HEIGHT
	Minimum Lot Area (Sq.Ft.)	Maximum Lot Area Per D.U. (Sq.Ft.)	Minimum Lot Width (Ft.)	Minimum Lot Depth (Ft.)	Minimum Lot Setback Line	Front Yard* (Ft.)	Side Yard (Ft.)	Rear Yard (Ft.)	Maximum For Primary and Accessory Buildings(%)	Minimum For Open Space (%)**	
R-1 RESIDENTIAL	10,000	-	60	75	100	25	10	25	30	60	35/3
R-2 RESIDENTIAL	7,500	-	50	62.5	100	25	8	18	30	60	35/3
R-2A RESIDENTIAL Single Family Dwellings	7,500	-	50	62.5	100	25	8	18	30	60	35/3
Townhouses	43,560	80 D.U./ Acre	150	150	150	25	30	60	30	50	35/3
R-3 RESIDENTIAL Single Family Dwellings	5,000	-	45	50	100	25	5	15	30	60	35/3
Two Family Dwellings	7,500	-	50	75	100	25	5	15	30	50	35/3
R-4 RESIDENTIAL Single Family Dwellings	7,500	-	50	62.5	100	25	8	18	30	60	35/3
Two Family Dwellings	7,500	-	50	75	100	25	5	15	30	50	35/3
* Three Family Apartments	9,750	-	75	87.5	100	25	10	25	35	45	35/3
Four Family Apartments	11,000	-	100	100	100	25	15	30	35	40	35/3
Garden Apartments	87,120	140 D.U./ acre	200	200	150	50	35	70	25	40	35/3
Townhouses	43,560	120 D.U./ acre	150	150	150	25	30	60	35	50	25/3

SECTION 402-C

ZONING SCHEDULE OF DENSITY, BULK AND COVERAGE CONTROLS

Zoning Districts	LOT AREA/DENSITY		LOT DIMENSIONS			SETBACKS			LOT COVERAGE		HEIGHT
	Minimum Lot Area (Sq.Ft.)	Maximum Density	Minimum Lot Width (Ft.)	Minimum Lot Depth (Ft.)	Minimum Street Setback Line	Front Yard* (Ft.)	Side Yard (Ft.)	Rear Yard (Ft.)	Maximum For Primary and Accessory Buildings(%)	Minimum For Open Space (Ft.)	
Senior Citiz. / Townhouses and/or Apart.	87,120	18D.U./	150	150	150	50	35	20	30	50	48/4
R-5 RESIDENTIAL Townhouses and or Apartments	276,800 (5 acres)	6D.U./ acre	250	250	500	35	20	40	40	40	35/3
R-6 RESIDENTIAL Townhouses and or Apartments	276,800 (5 acres)	12D.U./ acre	250	250	500	35	20	40	40	40	35/3
B-1 CENTRAL BUSINESS DIST.	4,000	-	40	40	100	10	0	0	70	10	35/3
B-2 NEIGHBORHOOD BUSINESS DIST.	5,000	-	40	40	100	10	0	0	70	20	35/3
B-3 OFFICE BUSINESS DISTRICT	10,000	-	100	100	100	35	10	40	40	30	25/3
B-4 RESTRICTED BUSINESS DIST.	20,000	-	100	50	100	30	10	25	40	30	25/3
D-1 DOWNTOWN DEV.	4,000	-	40	40	100	10	0	0	70	10	25/3
F-1 FRANKLIN DEV.	216,800	-	250	250	250	(Refer to Section 405)			40	40	55/3
G-1 GATEWAY DEV.	40,000	0.2 FAR	200	200	200	40	20	40	30	40	25/3
LI LIGHT INDUS.	40,000	-	200	200	200	40	20	40	50	30	35/3

SECTION 407 - AFFORDABLE HOUSING

A. Applicability. Any townhouse, garden apartment, apartment or other multiple family residential development, including P.U.R.D.s, containing a total of ten (10) or more dwelling units, shall comply with the requirements set forth in Sub-section B. below, with regard to providing affordable housing units.

B. Requirements. The following requirements shall apply to all applications for development providing affordable housing units.

1. Set-aside. A minimum of ten percent (10%) of the total number of dwelling units in such developments shall be set-aside as affordable housing units. If the calculation of the total number of such affordable housing units yields a fractional unit of greater than five-tenths (0.5), it shall count as one (1) additional unit.
2. Low and Moderate Income Household Distribution. Fifty percent (50%) of the total number of affordable housing units shall be affordable to low income households and fifty percent (50%) shall be affordable to moderate income households. If the calculation of the total number of affordable housing units yields an odd number, the last unit creating the odd numbered total shall be an additional unit affordable to a low income household.
3. Reservation/Dedication. The applicant shall demonstrate, by deed restriction or other legal documentation satisfactory to the Board, that each of the affordable housing units shall remain available to such households for a period of not less than fifty (50) years, except that there shall not be any requirement mandating the removal or relocation of any household merely because its income has increased beyond the low or moderate income limits after purchase or initial rental of such affordable housing unit.
4. Phasing. Construction of affordable housing units shall be phased in proportion to construction of all other dwelling units in a development.
5. Modifications. An applicant may request a reduction of the minimum ten percent (10%) set-aside requirement outlined in Sub-paragraph 1. above, provide, such reduced set-aside requirement is not less than seven percent (7%) of the total number of dwelling units in the development and that all of the remaining affordable housing units shall be reserved for low income households. The

Board may only approve such modification after review of the Borough's Housing Plan Element and Fair Share Plan and finding that there is an existing deficiency in the provision of low income affordable housing units in order to meet the Borough's regional fair share obligation for the provision of affordable housing.

6. Waivers. An applicant may request full or partial waiver from the minimum ten percent (10%) set-aside requirement outlined in Paragraph 1. above, provided that a monetary or in-kind contribution towards a Borough sponsored affordable housing program is accepted by the Borough Council. The Board may only approve such waiver upon receipt of a resolution from the Borough Council authorizing acceptance of such contribution.

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A.	<u>ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
	159/19 23 Brunswick Ave.	1	\$5,615	9/10/80

John Finkler

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

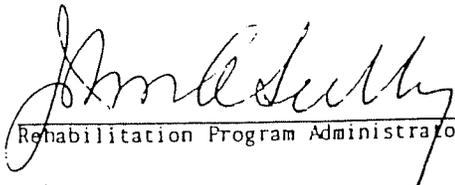
- E. Statement that all of the above owners met either low or moderate income eligibility criteria at time of rehabilitation.

Low-income household is certified by Middlesex County

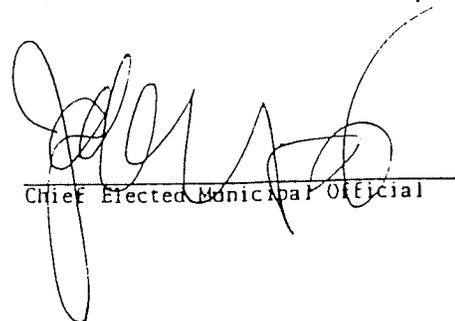
- F. When there are no affordability controls or controls are less than six years, supply information verifying continued occupancy by initial or current low or moderate income household.

Low-income owner still occupying unit as certified by Metuchen Borough Tax Assessor

Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen

COUNTY: Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
51.5/8 404 Midlenad Ave.	1	\$6,380	7/16/80

Carol Forsythe

B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

E. Statement that all of the above owners met either low or moderate income eligibility criteria at time of rehabilitation.

Low-income household is certified by Middlesex County

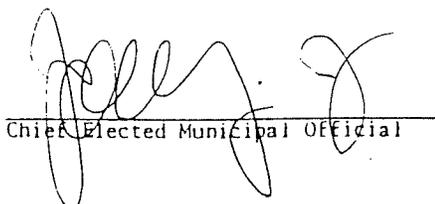
F. When there are no affordability controls or controls are less than six years, supply information verifying continued occupancy by initial or current low or moderate income household.

Low-income owner still occupying unit as certified by Metuchen Borough Tax Assessor

Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A. ADDRESS OF UNIT	# UNITS	COST OF REHAB	DATE OF FINAL INSPECTION
3/44 35 Hofer Court	1	\$6,525	10/22/80

Morris & Dorothy Bellware

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

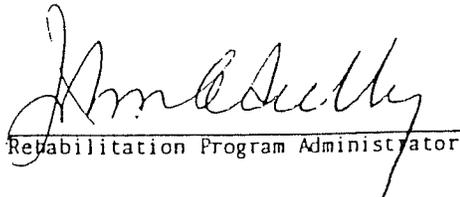
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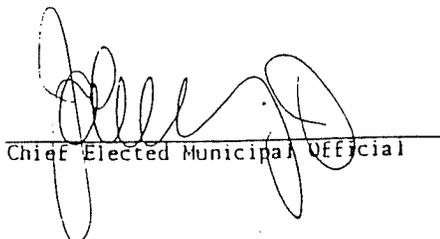
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Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen

COUNTY: Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
176.1/25 55 Upland Ave.	1	\$8,850	8/12/81

Joan Cinti

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard  
after rehabilitation

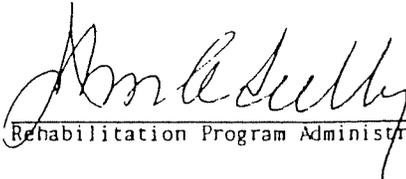
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Low-income household is certified by Middlesex County

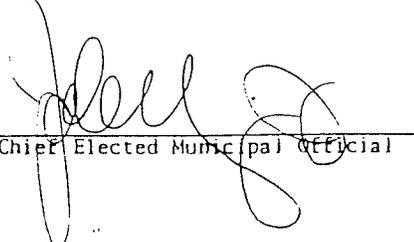
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Metuchen Borough Tax Assessor

Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A. ADDRESS OF UNIT	# UNITS	COST OF REHAB	DATE OF FINAL INSPECTION
93/111 8 Roosevelt Ct.	1	\$5,150	6/16/81

Elizabeth Laton

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

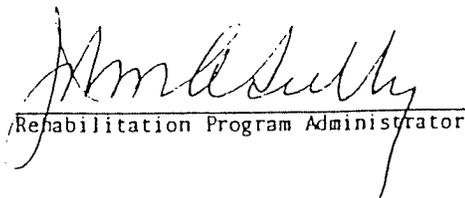
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Low-income household is certified by Middlesex County

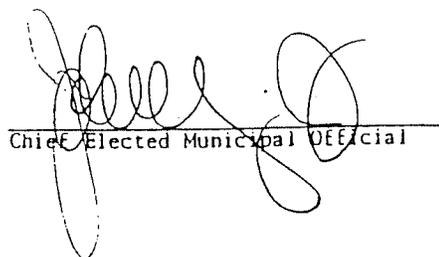
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Low-income owner still occupying unit as certified by Metuchen Borough Tax Assessor

Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A. ADDRESS OF UNIT	# UNITS	COST OF REHAB	DATE OF FINAL INSPECTION
212/85 19 Myrtle Ave.	1	\$4,760	6/3/81

Sylvia Lee

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

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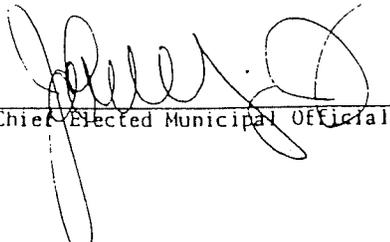
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Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY:      Metuchen  
COUNTY:           Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
215/117 110 Main St.	1	\$6,000	10/28/81

Longin M. & Andrew J. D'Zuro

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

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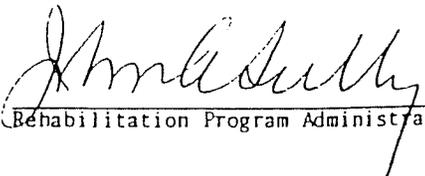
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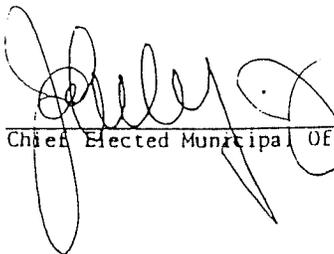
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Rehabilitation Program Administrator

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Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
84/44 107 Durham Ave. Virginia Sudler	1	\$14,350	6/3/81 & 12/8/87

B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

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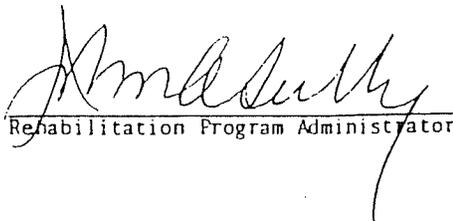
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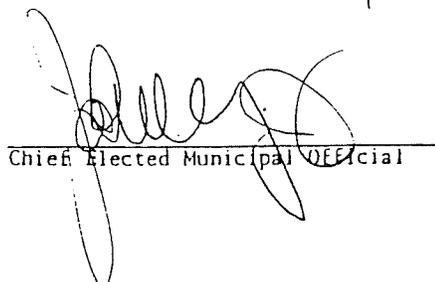
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Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A.	ADDRESS OF UNIT	# UNITS	COST OF REHAB	DATE OF FINAL INSPECTION
	176.1/32.2 12 New York Ave.	1	\$4,685	6/3/82

Theo. R. Stankovich

B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

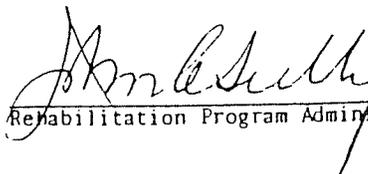
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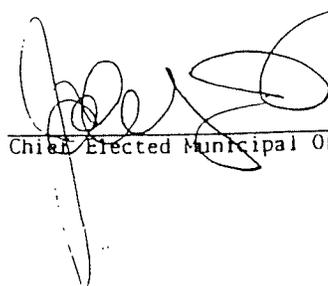
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Certified by:

  
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MUNICIPALITY: Metuchen  
COUNTY: Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
145/50.3 22 Halsey St.	1	\$3,645	8/26/82

Ann Marie Bushey

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

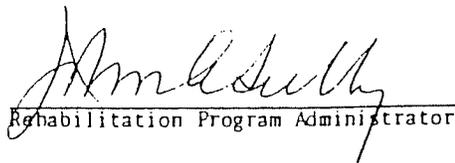
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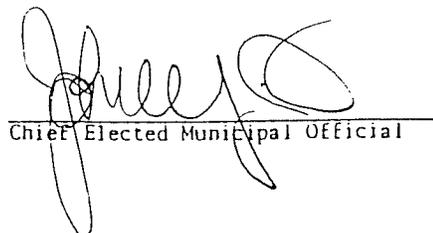
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Rehabilitation Program Administrator

Certified by:

  
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MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A. ADDRESS OF UNIT	# UNITS	COST OF REHAB	DATE OF FINAL INSPECTION
216/116 31 Hickory St.	1	\$1,625	1/27/82

J. Lampert C. Schimert

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

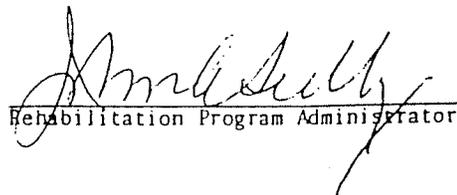
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Low-income owner still occupying unit as certified by Metuchen Borough Tax Assessor

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Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
210/23 46 Lincoln Ave.	1	\$7,967	6/23/82

Catherine Daggett

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

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All deficiencies were brought up to code standard after rehabilitation

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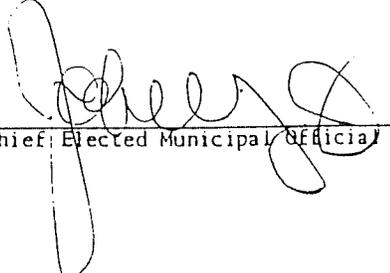
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Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
51.11 104 Midland Ave.	1	\$4,880	10/28/82

Darlene Dupre

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

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All deficiencies were brought up to code standard after rehabilitation

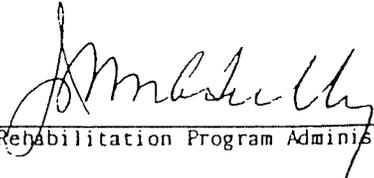
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Low-income household is certified by Middlesex County

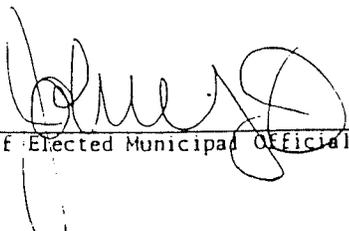
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Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A. ADDRESS OF UNIT	# UNITS	COST OF REHAB	DATE OF FINAL INSPECTION
110/30.3 667 Middlesex Ave.	1	\$7,490	8/3/83

George & Agnes Trout

B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

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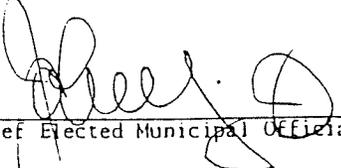
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Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A. ADDRESS OF UNIT	# UNITS	COST OF REHAB	DATE OF FINAL INSPECTION
211.1/13 49 Charles St.	1	\$7,500	10/20/83

Claire Venett

B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

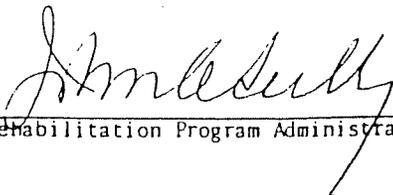
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Low-income household is certified by Middlesex County

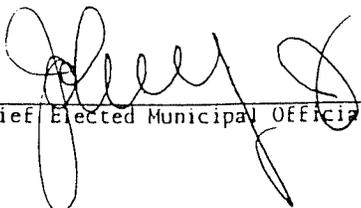
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Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

<u>ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
211/39 22 Charles St.	1	\$6,700	7/6/83

Christine Eosso

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

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All deficiencies were brought up to code standard after rehabilitation

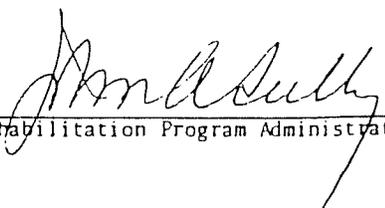
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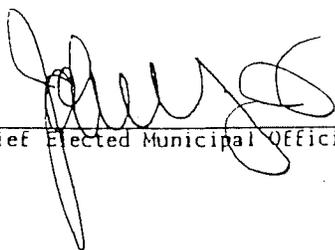
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Rehabilitation Program Administrator

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MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A.	<u>ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
	208/104 3 Tulsa Ave.	1	\$7,500	12/9/83

Richard Van Doren

B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

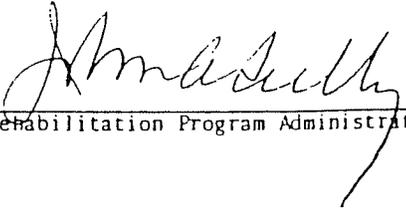
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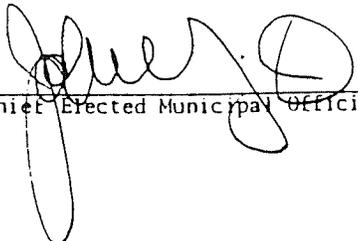
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MUNICIPALITY: Metuchen  
COUNTY: Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
91/18.1 24 William St.	1	\$4,638	1/9/87

Janet E. Hunter

B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

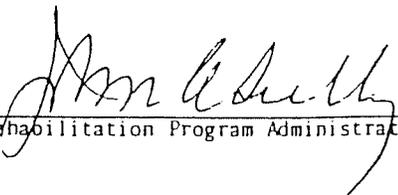
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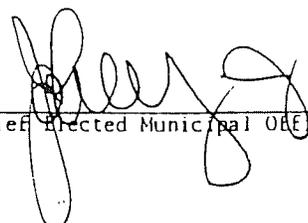
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MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A.	<u>ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
	159/7 41 Brunswick Ave.	1	\$12,441	4/14/88

M. Schermond Estate C/O L. Rhodes

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

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Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

<u>ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
100/13 176 Maple Ave.	1	\$5,940	6/28/84

Alma Schureman

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

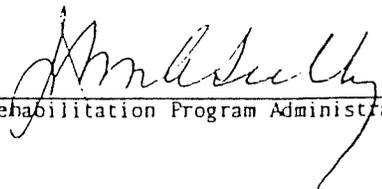
- E. Statement that all of the above owners met either low or moderate income eligibility criteria at time of rehabilitation.

Low-income household is certified by Middlesex County

- F. When there are no affordability controls or controls are less than six years, supply information verifying continued occupancy by initial or current low or moderate income household.

Low-income owner still occupying unit as certified by Metuchen Borough Tax Assessor

Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A. ADDRESS OF UNIT	# UNITS	COST OF REHAB	DATE OF FINAL INSPECTION
38/15 19 Weston Street	1	\$5,700	5/21/86

Celophis Jones

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

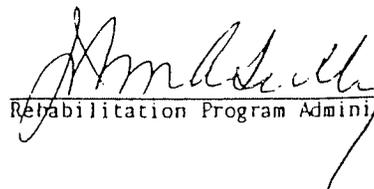
- E. Statement that all of the above owners met either low or moderate income eligibility criteria at time of rehabilitation.

Low-income household is certified by Middlesex County

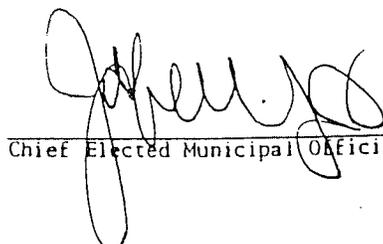
- F. When there are no affordability controls or controls are less than six years, supply information verifying continued occupancy by initial or current low or moderate income household.

Low-income owner still occupying unit as certified by Metuchen Borough Tax Assessor

Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

<u>A. ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
158/119 7 W. Walnut St.	1	\$4,730	10/21/88

Inez Durovich

B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

E. Statement that all of the above owners met either low or moderate income eligibility criteria at time of rehabilitation.

Low-income household is certified by Middlesex County

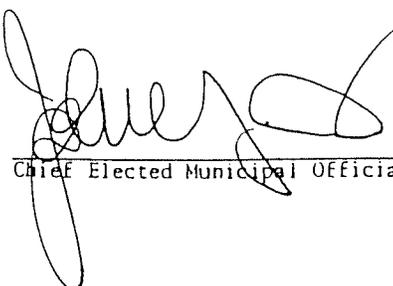
F. When there are no affordability controls or controls are less than six years, supply information verifying continued occupancy by initial or current low or moderate income household.

Low-income owner still occupying unit as certified by Metuchen Borough Tax Assessor

Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official

MUNICIPALITY: Metuchen  
COUNTY: Middlesex

A.	<u>ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
	101/7.5 25 Liberty Pl.	1	\$8,900	in progress

Jesse Meshanic

- B. Name, address and contact person of administrative agency responsible for rehabilitation program:

Middlesex County Public Housing Agency  
New Brunswick, New Jersey

Jack Balog

- C. Brief description of any affordability control.  
(Kindly attach sample lien)

Life loan with no interest

- D. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All deficiencies were brought up to code standard after rehabilitation

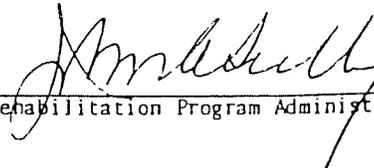
- E. Statement that all of the above owners met either low or moderate income eligibility criteria at time of rehabilitation.

Low-income household is certified by Middlesex County

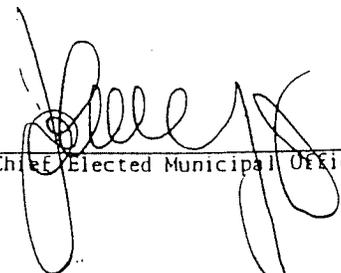
- F. When there are no affordability controls or controls are less than six years, supply information verifying continued occupancy by initial or current low or moderate income household.

Low-income owner still occupying unit as certified by Metuchen Borough Tax Assessor

Attested to by:

  
Rehabilitation Program Administrator

Certified by:

  
Chief Elected Municipal Official



STATE OF NEW JERSEY

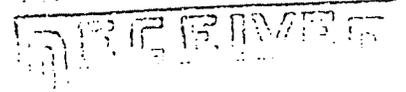
THOMAS H. KEAN  
GOVERNOR

DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF HOUSING AND DEVELOPMENT

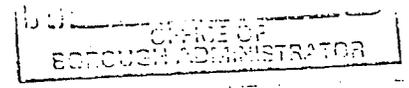
ANTHONY M. VILLANE JR., D.D.S.  
COMMISSIONER

WILLIAM ASHBY COMMUNITY AFFAIRS BUILDING  
101 SOUTH BROAD STREET - CN 808  
TRENTON, N. J. 08625-0808

March 3, 1989



The Honorable John Wiley, Jr.  
Mayor, Borough of Metuchen  
P.O. Box 592  
Metuchen, New Jersey 08840



Re: Balanced Housing Program  
Grant Agreement Number 890573

Dear Mayor Wiley:

Enclosed are two copies of the grant agreement between the Department of Community Affairs and the Borough of Metuchen awarding \$144,000 to rehabilitate 12 units within the Radio Section, Durham Avenue West and Southeast Quadrant Sections of the Borough.

Please have both agreements signed, sealed and returned to the Bureau of Housing and Community Development, 101 South Broad Street, CN 806, Trenton, NJ 08625-0806 no later than 45 days from the date of this letter.

Also enclosed is a Grant Agreement Processing Instruction Sheet indicating the additional documents which must be completed and returned with both of the signed agreements prior to the disbursement of any funds under this grant agreement.

If you have any questions regarding the grant agreement or documentation required, please contact Meyer Pincelli, your Program Representative, at 609-633-6258. We look forward to working with you on this program.

Sincerely,

Richard N. Binetsky, Chief  
Bureau of Housing and  
Community Development

RNB/AD/mpc  
Enclosures  
0071d





MIDDLESEX COUNTY  
PUBLIC HOUSING AGENCY  
HOUSING AND COMMUNITY DEVELOPMENT

303 George Street

New Brunswick, New Jersey 08901

Telephone: 201-745-3025

DAVID B. CRABIEL  
Freeholder Chairman

JOHN A. SULLY  
Executive Director, P.H.A.

November 7, 1988

Mr. Philip Hertz, Administrator  
Borough of Metuchen  
Main Street & Middlesex Avenue  
Metuchen, NJ 08840

Re: Status of Funding for Low/Mod  
Housing Support Project  
Borough of Metuchen

Dear Mr. Hertz:

This letter serves as confirmation that the Borough of Metuchen has a \$421,843.25 balance, in their account, for the Federal Community Development Block Grant Program, as of November 7, 1988. The correct balance is derived from the Borough's 1987-88, 1988-89 CDBG direct allocation and also a \$300,000 grant from the Housing Support Activity Fund.

Attached please find the most recent Status of Funds for your records.

Please notify this office eight weeks prior to bidding this project to make certain all federal regulations are complied with. If you have any questions, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Paul Buckley  
Senior Program Monitor  
Community Development

PB:pc  
Attachment

BOARD OF ADJUSTMENT

BOROUGH OF METUCHEN

RESOLUTION

WHEREAS, JOSEPH BEFUMO has applied to the Board of Adjustment of the Borough of Metuchen for a use variance to construct ten townhouse units on property which is located at 363-371 Central Avenue, Metuchen, New Jersey and designated as Block 44, Lots 1C and 2C on the Municipal Tax Map of the Borough of Metuchen, which property is located in a R-3 zone, and

WHEREAS, the Board after considering the evidence presented by the applicant, adjoining property owners and the general public, has made the following factual findings:

1. The shape of the subject property is such that unless a variance is granted it could be developed only at a density far less than the density in the surrounding area which is twelve (12) units per acre.

2. The location of subject property is such that it is a good location for townhouse units as it abuts a freight spur of the railroad and is located in an area of one and two-family developments.

3. One of the units in the townhouse development could be used to provide for an affordable housing unit which unit could be used to help offset the Township's affordable housing needs.

AND, WHEREAS, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without

substantially impairing the intent and purpose of the zoning ordinances of the Borough of Metuchen;

AND, WHEREAS, the Zoning Board has found the following special reasons:

1. The shape and location of the property make the property uniquely suited for this purpose and the property does not lend itself to other forms of development which would be as consistent with the surrounding area in terms of density.

2. The development will upgrade and beautify the property and surrounding areas.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Metuchen that the application of JOSEPH BEFUMO for a use variance to construct ten townhouse units shall be granted subject to the following conditions:

1. Site plan approval;

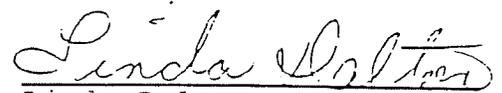
2. One unit shall be dedicated for affordable housing; and shall conform to the affordable housing standards adopted by the Borough Council.

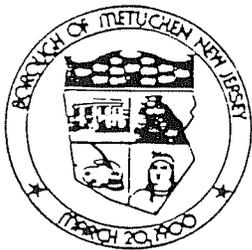
3. Any bulk variances necessary shall be determined at the site plan hearing.

<u>Roll Call</u>	<u>Those In Favor</u>	<u>Those Opposed</u>
Virgil	XX	
Sudol	XX	
Lerner	XX	
Clarkson	XX	
Guarnieri	XX	
Lagay	XX	
Pitzner	XX	
<u>Abstained</u>		
Fair		
Stillman		

THIS RESOLUTION, adopted this 20th day of July, 1988, memorializing action taken at a regular meeting of the Metuchen Zoning Board of Adjustment which was held on the 13th day of January, 1988 with a roll call vote as follows:

<u>Roll Call</u>	<u>Those In Favor</u>	<u>Those Opposed</u>
Virgil	XX	
Sudol		
Lerner	XX	
Clarkson	XX	
Guarnieri	XX	
Lagay	XX	
Pitzner	XX	
Fair	XX	
Stillman		

  
Linda Dalton, Secretary  
Board of Adjustment



BOROUGH OF METUCHEN MIDDLESEX COUNTY

(201) 632-8540 • P. O. BOX 592 • METUCHEN, NEW JERSEY 08840

February 3, 1989

Jay Arbeiter, Esq.  
Baer and Arbeiter  
344 Main Street  
Metuchen, NJ 08840

Subject: Moderate Income Housing

Dear Mr. Arbeiter:

This is in response to your telephone call of February 2, 1989 regarding moderate income housing in Metuchen specifically your client Joseph A. Befumo

COAH confirmed the following figures for a 2 bedroom (3 person family) moderate income unit in Middlesex County.

The maximum allowable earnings of a 3 person family is \$31,032 (80% of the median income) which establishes the control on moderate income housing in Metuchen.

Computation:

\$31,032	
+12 (months)	
<u>\$ 2,586</u>	monthly income
x28%	(allowable amount applied toward prin. & Int.)
<u>\$ 724.08</u>	(maximum allowable monthly income applied to the payment of principle, interest, insurance condo fees and taxes)
	Note: insurance, condo fees, taxes must be subtracted from this figure.
<u>\$-189.00</u>	(\$94. maint fee and \$95 real estate taxes)
<u>\$ 535.08</u>	Principle and interest payment cannot exceed this amount.

The maximum sale price of the unit cannot exceed \$71,500. With a ten percent down payment the maximum amount to be mortgaged is \$64,350.

A deed restriction will be required indicating that the unit is an affordable housing unit. The specific wording to be included in the deed can be obtained from the Borough Attorney Jerald Baranoff of Sills, Cummis et. al. (phone 643-3232).

The affordable housing unit must be designated when the building permit application is made. The Construction Code Official has been made aware of this matter and will give it due consideration in the review process.

Sincerely,

BOROUGH OF METUCHEN

  
Philip F. Hertz  
Borough Administrator

ab

cc: Mayor and Council  
Zoning Officer  
Borough Planner ✓  
Eleanor Brennan, Borough Clerk  
Construction Code Official

PLANNING BOARD

BOROUGH OF METUCHEN, NEW JERSEY

RESOLUTION

WHEREAS, Pearl St. Associates, has made application to the Planning Board of the Borough of Metuchen for preliminary site plan approval, Planned Unit Residential Development approval, and three (3) bulk variances for property designated as Block 82 Lots 1.2, 2.2, 16.2, 20, 30, 32, 34, 36, 38, and 63, (and commonly known as 149 Central Avenue), within the R-6 zone; and

WHEREAS, the Board held public hearings on December 1, 1988, January 5, 1989, and February 2, 1989, applicant having filed proper proof of service and publication in compliance with statute and ordinance requirements;

NOW THEREFORE, be it

RESOLVED, by the Planning Board of the Borough of Metuchen, County of Middlesex and State of New Jersey, after having considered the plans submitted drawn by Elson T. Killam Associates, Inc., Environmental and Hydraulic Engineers, and the testimony by and on behalf of the applicant that the application for preliminary site plan approval, Planned Unit Residential Development approval, and three (3) bulk variances be and the same are hereby granted, with conditions, hereinafter set forth.

In support of this decision the Board makes the following findings of fact:

1. Applicant proposes to raze all structures on the premises commonly known as the Efco site and construct 72 condominium units (which include six (6) "low income" units).

2. The applicant has adequately addressed in its submitted plans (except as may be hereinafter set forth in the conditions that follow) the Thirteen General Conditions set forth in Section 405C of the Metuchen Land Development Ordinance.

3. The applicant has adequately addressed in its submitted plans (except as may be hereinafter set forth in the conditions that follow) the Seven Specific Conditions set forth in Section 405D of the Metuchen Land Development Ordinance, relating to the R-6 zone

4. Applicant has introduced sufficient proof at hearing to support variances as follows:

(a) From the height restrictions to permit architectural embellishments on eight (8) corner units not to exceed forty (40) feet.

(b) To eliminate the requirement of berms from buffer zone on the boundary between the subject premises and the contiguous Dodge Agency and a substitution of a solid picket fence in its place.

(c) From lot depth requirements.

During the course of the hearing the Board has requested and the applicant has agreed to the following modifications and amendments to its plans as conditions of approval all to the ultimate satisfaction of the Board.

A. Applicant shall provide for side access at the southeast corner of the tract as well as pedestrian access to Durham Avenue.

B. Applicant shall make its best effort to save as many trees at the front of the parcel as possible.

C. The sanitary sewer system shall be to the satisfaction of the Borough Engineer.

D. Traffic regulation, if any, at the entrance to the parcel shall be reviewed by the Chief of Police for recommendation.

E. The circulation of vehicular traffic on site shall be to the satisfaction of the Planner to the Board and shall be submitted to the Metuchen Fire Department for written approval.

F. Applicant shall identify areas on the site plan where future additional parking may be provided, should circumstances so require.

G. Applicant shall provide a buffer on all side line to the satisfaction of the Planner.

H. Applicant shall provide plantings and a fence along the rear property line to the satisfaction of the Planner.

I. Applicant shall provide final lighting details to the satisfaction of the Planner.

J. Applicant shall provide walkway plans to the satisfaction of the Planner.

K. Applicant shall supply proof of satisfaction of ECRA requirements to the satisfaction of the Borough Engineer.

L. Applicant shall provide a phasing plan subject to the approval of the Board, the Borough Engineer and the Planner.

M. Applicant shall provide a soil and sediment report subject to the approval of the Borough Engineer.

N. Applicant shall provide a site drainage report subject to the approval of the Borough Engineer.

O. Applicant agrees that applicant's responsibility, if any, for off tract improvements shall be determined at the time of final approval.

P. Applicant agrees to comply with Section 6.0 in a Memo dated February 2, 1989 from James P. Constantine to the Planning Board, to the extent that it may include conditions not covered by the conditions heretofore set forth.

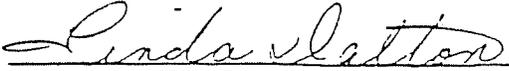
Q. Applicant shall not be entitled to receive final approval from this Board until all of the conditions hereinabove set forth have been met by applicant.

Applicant shall furnish a performance guarantee in favor of the Borough of Metuchen in an amount equal to 120% of the cost of the improvements pursuant to this application, as estimated by the Borough Engineer, in a form satisfactory to the Borough Attorney.

BE IT FURTHER

RESOLVED, that the granting of this approval is expressly made subject to and dependent upon applicant's compliance with all other applicable rules, regulations and ordinances of the Borough of Metuchen, County of Middlesex, and State of New Jersey.

I hereby certify that the foregoing is a true copy of  
a Resolution prepared to reflect the action taken by the Planning  
Board of the Borough of Metuchen on February 2, 1989.

  
LINDA DALTON

BOARD OF ADJUSTMENT

BOROUGH OF METUCHEN

RESOLUTION

WHEREAS, DENNIS SEEMAN and JERRY SALOMONE have applied to the Board of Adjustment of the Borough of Metuchen for a bulk and use variance to convert a garage unit to moderate income housing and to substitute windows for sliding glass doors on the plans submitted on property which is located at 56 Aylin Street, Metuchen, New Jersey and designated as Block 46, Lots 43-48 on the Municipal Tax Map of the Borough of Metuchen, which property is in an R-2 zone. The property is presently used for seven (7) condominium units, with space for two (2) garages previously used to store and repair motor vehicles. The proposed use is for seven (7) condominium apartment units to be continued with the garage space to be converted to one (1) affordable housing unit; and

WHEREAS, after hearing the application and considering the evidence presented by the applicant, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance of the Borough of Metuchen, because the unit will be used to satisfy the Borough's affordable housing requirements; and

WHEREAS, the Board has made the following findings of fact

and special reasons:

1. The site is already used for seven (7) condominium units.

2. There is a need for affordable housing in the Borough of Metuchen.

3. Given its existing use, the property is uniquely situated for this slight expansion of the use.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Metuchen on this 8th day of June, 1988, that the application of Dennis Seeman and Jerry Salomone for bulk and use variances and site plan approval to construct an affordable housing unit at 50 Aylin Street, in the Borough of Metuchen, with eight (8) parking places to service eight (8) units, be granted, subject to the following conditions:

1. The existing dumpster is inadequate and will be replaced by a larger unit to be approved by the building code officials.

2. The dumpster shall be screened, subject to the building code officials' approval.

3. Landscaping is to be done under the northernmost windows and should include three (3) shade trees on the street, all subject to the building code officials' approval.

4. Sliding glass doors as shown on the plans shall be replaced by windows.

*will be a moderate income unit*

5. The unit will abide by Council on Affordable Housing Guidelines as-adopted by the Borough of Metuchen.

THIS RESOLUTION, adopted this 9th day of November, 1988, memorializing action taken at a regular meeting of the Metuchen Zoning Board of Adjustment which was held on the 8th day of June, 1988, with a roll call vote as follows:

<u>Roll Call</u>	<u>Those in Favor</u>	<u>Those Opposed</u>
Virgil	XX	
Lerner	XX	
Guarnieri	XX	
Lagay	XX	
Fair	XX	
Pitzner	XX	

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Borough of Metuchen at its meeting on the 9th day of November, 1988, as copied from the minutes of said meeting.

*Virgil X*  
*Lerner Y*  
*Guarnieri Y*  
*Fair X*  
*Pitzner Y*

*Clifford N. Kuhn, Jr.*  
 \_\_\_\_\_  
 CLIFFORD N. KUHN, JR.  
 Board of Adjustment  
 Borough of Metuchen  
 State of New Jersey

BOARD OF ADJUSTMENT

BOROUGH OF METUCHEN

RESOLUTION

WHEREAS, ANDREW D'ZURRO having applied to the Board of Adjustment of the Borough of Metuchen for a use variance, said variance having been granted and having now applied to the Zoning Board of the Borough of Metuchen for a site plan and major subdivision for property located at 110 Main Street in the Borough of Metuchen Block 215, Lots 117 and 106 on Municipal Tax Map of the Borough of Metuchen, and for the following variances:

1. A lot of 43,176 square feet.
2. A lot with the setback line of 51.51 feet.
3. A sideyard of 12 feet on the South side of the property and combined sideyard of 32 feet.
4. A rear yard setback of 20 feet.
5. A parking setback of 3 feet from the southerly property line.
6. 13 parking spaces.

WHEREAS, the Board has determined that the variances requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinances of the Borough of Metuchen,

NOW, THEREFORE BE IT RESOLVED by the Board of Adjustment of the Borough of Metuchen that the application of ANDREW D'ZURRO for site plan approval, major subdivision and bulk variances be approved subject to the following conditions;

1. Parking lot is to be colored concrete with brick type stamp curbing to be colored to match.
2. All walkways shall be brick.
3. All exterior lighting shall be incandescent and lights are to be shielded so that no light spills onto adjoining property.
4. Standpipe shall be located in accordance with the Fire Department report.
5. There shall be three two-bedroom units and five one-bedroom units.
6. Exterior lattice work shall not exceed 6 feet.
7. If chimneys are needed they shall not be metal and they must be approved by Jim constantine.
8. Designs for the gazebo shall be submitted to Jim Constnatine for approval.
9. The developer will work on a tree saving and conservation plan to be approved by Mr. Constantine before the start of any site work.
10. Fire hydrants will be put where requested by the Fire Chief subject to the conditions outlined in his letter.
11. The driveway throat shall be reduced to 20 feet but the driveway radius shall remain the same.
12. All engineering details are subject to approval by the Boro Engineer.
13. The fire line is to be tested according to tests dictated by the Boro engineer and witnessed by a Boro Officer.
14. Dry fire line shall be able to be made dry again after usage.

15. Detailed site construction plans shall be reviewed and approved by the Boro Engineer.

16. Specifications for permanent pavement to restore Orchard Avenue must be approved by the Boro Engineer.

17. The dry fire line shall be run through the courtyard corridor area as shown in the site plan.

18. Landscaping plan is subject to final approval by Jim Constantine.

19. Final subdivision approval is subject to the Boro Engineer's review.

20. Sanitary sewer system to be maintained by the Homeowners Association.

21. Concrete car stops to be placed in parking stalls so that vehicles do not overhang the stall perimeters.

22. The four parking spaces on the north side shall be assigned by the Homeowners Association.

23. A municipal bench shall be placed on Main St. in front of the proposed development as approved by Jim Constantine.

24. The entire site plan is subject to review by the County Planning Board.

<u>Roll Call</u>	<u>Those in Favor</u>	<u>Those Opposed</u>
Lerner	xx	
Sudol	--	
Lagay	--	
Clarkson	xx	
Fair	xx	
Pitzner	xx	
Guarnieri	xx	
Stillman	xx	
Virgil	--	

THIS RESOLUTION, adopted this 27th day of July, 1988, memorialized action taken at a regular meeting of the Metuchen Zoning Board of Adjustment held on the 10th day of August, 1988 with a roll call vote as follows: