

**Housing Plan Element
&
Fair Share Plan**

**Borough of Metuchen
Middlesex County, New Jersey**

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TABLE OF CONTENTS

| | |
|--|-----------------------|
| INTRODUCTION | 1 |
| CONTENTS OF HOUSING PLAN ELEMENT/FAIR SHARE PLAN | 1 |
| HISTORICAL PERSPECTIVE | 1 |
| REGIONAL SETTING | 2 |
| PLANNING ENVIRONMENT | 2 |
| GOALS AND OBJECTIVES | 3 |
| GOALS AND OBJECTIVES OF THE MASTER PLAN | 3 |
| HOUSING GOALS AND OBJECTIVES | 4 |
| DEMOGRAPHIC PROFILE | 6 |
| POPULATION | 6 |
| HOUSEHOLD CHARACTERISTICS | 9 |
| HOUSING CHARACTERISTICS | 10 |
| HOUSING VALUES AND RENTS | 12 |
| INCOME DISTRIBUTION | 13 |
| EMPLOYMENT DATA | 14 |
| DETERMINATION OF PRESENT AND PROSPECTIVE SHARE FOR AFFORDABLE HOUSING ... | 16 |
| ASSIGNMENT OF AFFORDABLE HOUSING OBLIGATION FROM COAH | 16 |
| ADJUSTMENTS TO AFFORDABLE HOUSING OBLIGATION BASED ON LACK OF LAND | 16 |
| OPTIONS FOR MEETING AFFORDABLE HOUSING OBLIGATION | 17 |
| FAIR SHARE PLAN | 18 |
| OVERVIEW OF FAIR SHARE PLAN | 18 |
| REHABILITATION | 18 |
| INCLUSIONARY DEVELOPMENT | 19 |
| SENIOR CITIZEN | 21 |
| CONVERSIONS | 21 |
| SUMMARY OF METUCHEN FAIR SHARE PLAN | 22 |
| EXHIBITS | <i>follow page 22</i> |

INTRODUCTION

This reexamination of the Borough of Metuchen Housing Plan Element/Fair Share Plan has been prepared in accordance with the requirements of the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. and the Fair Share Housing Act N.J.S.A. 52:27D-301 et seq. and the New Jersey Council on Affordable Housing (COAH) rules according to N.J.C.A. 5:93-1 et seq. The Housing Plan Element/Fair Share Plan was adopted in 1989, received substantive certification from COAH in 1992, which was amended by COAH in 1993.

CONTENTS OF HOUSING PLAN ELEMENT/FAIR SHARE PLAN

The Municipal Land Use Law and the Council on Affordable Housing define a Housing Plan Element as that portion of a municipality's Master Plan consisting of reports, statement, proposals, maps, programs, and text designed to meet the municipality's fair share of its regions present and prospective housing needs, particularly with regard to low and moderate income housing. COAH's rules require that as part of a Housing Plan Element, the following information must be provided:

1. A demographic analysis must be formed.
2. A determination of the municipality's capacity to accommodate its present and prospective housing needs and its present and prospective share for low and moderate income housing, including its Fair Share Plan to provide for low and moderate income housing.
3. A consideration of lands which are most appropriate for the construction of low and moderate income housing.
4. A consideration of areas with existing structures most appropriate for the conversion to, or rehabilitation for, low and moderate income housing.
5. A consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.
6. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes the owner of each lot, the acreage, and the tax map block and lot.
7. A wetland and floodplain map that relates to the designated sites for low and moderate income housing.

HISTORICAL PERSPECTIVE

The Fair Housing Act N.J.S.A. 52:27D-301 et seq. enacted in 1985, created 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 calculated that the Borough of Metuchen has an obligation to provide 172 units of low and moderate income housing for the first and second rounds/cycles for the years 1993 through 1999.

Metuchen's original Fair Share Plan adopted in 1989 provided for 118 units of affordable housing. The plan identified three neighborhood rehabilitation areas in which to provide for 36 substandard units to be rehabilitated. For new construction, eight sites were designated for inclusionary development to meet its fair share requirements. Those eight sites were the Lawler tract (Homestead at Metuchen), Metuchen Square (Mulberry Lane), the EFCO tract, the Gulton tract, the Oakite tract, the Hampton tract, Franklin School and the D'Zuro tract. There was also one unit proposed by conversion called the (Salamone apartment on Aylin Street).

The Borough's 1989 Fair Share Plan was involved in mediation before COAH in 1990 and 1991. As a result of mediation, the Fair Share Plan was amended with respect to the Lawler tract (Homestead at Metuchen) in 1991. In 1992, the Fair Share Plan received substantive certification from COAH. An amendment to substantive certification was granted by COAH in 1993 and three sites (Gulton, Oakite, and Hampton tracts) were excluded from the Fair Share Plan due to environmental constraints.

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 with a population of 12,901 (as of 1996). Metuchen is located in north-central Middlesex County and entirely surrounded by the Township of Edison. Metuchen is within an hour's drive of New York City and has a passenger/commuter rail line through its downtown. As a mature community, Metuchen has extremely limited amounts of vacant developable land. Highly-selective redevelopment opportunities will continue to play an important role in the Borough's limited future growth.

PLANNING ENVIRONMENT

This Housing Element/Fair Share Plan has considered the relevant planning documents at the state, county, and local levels, and their implications for planning efforts. The New Jersey State Development and Redevelopment Plan places the Borough in a Metropolitan Planning Area (PA1). Metuchen was designated a "town center" by the New Jersey State Planning Commission in 1997. Middlesex County places the Borough as a "town center" in its I-287 Strategic Planning Corridor.

The Borough's last complete Master Plan in 1983 has undergone Reexamination in 1988 and 1994. The Housing Plan Element/Fair Share Plan was adopted in 1989, received substantive certification from COAH in 1992 and, in 1993, received an amendment to substantive certification due to environmental constraints on the Gulton, Oakite and Hampton tracts.

Metuchen's comprehensive Land Development Ordinance was adopted in March 1989 with subsequent amendments. The Land Development Ordinance was recodified in 1997.

GOALS AND OBJECTIVES

As a basis for determining the Housing Plan Element/Fair Share Plan for the Borough of Metuchen, it is appropriate to review the goals and objectives of the Master Plan.

GOALS AND OBJECTIVES OF THE MASTER PLAN

The 1994 Master Plan Reexamination Report basically affirms, and elaborates upon, the goals and objectives of the 1983 Master Plan:

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.

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 floodplain areas, should be protected from development, but surrounding lands 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.

For the area of the Borough known as the Southwest Gateway, a specific sub-area master plan amendment was prepared and adopted. It states the following goal, "Limit future residential development to the area defined by existing residential land uses." With respect to residential development in this area of Metuchen, the Borough has maintained this policy and adopted zoning which limits residential development from sprawling beyond the westerly side of Prospect Street into the solidly commercial and industrial portion of the Southwest Gateway area.

HOUSING GOALS AND OBJECTIVES

Specifically related to housing, this Housing Plan Element promotes the following goals and objectives:

1. To protect the character and quality of existing neighborhoods.
2. To preserve and improve the existing housing stock.
3. To direct the development of new housing in centralized locations convenient to shopping, the railroad station, and employment opportunities in and near the downtown area, consistent with Metuchen's "town center" designation in the New Jersey State Development and Redevelopment Plan.
4. To limit housing in areas of the Borough that are better suited for other land uses.
5. To foster the development of selected housing for the elderly.

Metuchen's housing policies respond to several key issues:

1. The Borough's "Town Center" designation by the New Jersey State Planning Commission which promotes development in the center of the community where infrastructure, including transit, is readily available and any new housing will help support downtown businesses and employment opportunities with a minimum burden on existing municipal services.

2. Changes in market demand which have established a strong downtown housing market which attracts smaller households, typically without children, who are attracted to the convenience of easily available mass transit and downtown services.
3. Increased concern over preserving the character and quality of established neighborhoods by limiting most new infill housing, except in situations where a new residence conforms to the prevailing density and lot dimensions of the existing neighborhood pattern.
4. The need for selective, additional senior housing to serve Metuchen's growing elderly population.
5. Paralleling national trends, a local demographic shift toward smaller household size due to an aging population, later age of marriage, low birth rates and other factors.
6. Environmental constraints on the Gulton, Oakite and Hampton tracts that limit the ability for future residential development on these sites, as recognized by COAH in its 1992 substantive certification of the Borough's Fair Share Plan and its 1993 amendment to substantive certification.
7. A desire to continue seeking available federal, state and county funds to encourage private reinvestment in home improvements and rehabilitation in established neighborhoods.

DEMOGRAPHIC PROFILE

The Housing Plan Element presents general demographic, housing and economic information for the Borough of Metuchen in order to aid comprehensive, long-term planning. The Demographic Profile analyzes the changes that have taken place over time in population, housing, income, employment and economic characteristics. Although past trends and projections do not necessarily guarantee those of the future, they do help in understanding historic patterns, illuminating emerging trends and providing perspective in comparison to regional and national trends.

POPULATION

Metuchen is a mature community with a relatively stable population. The Borough's population declined between 1970 and 1990, and has increased slightly (0.8%) since 1990. Middlesex County projects that Metuchen's population will grow very modestly by 300 people over the next two decades, returning to its level in the mid-1980s, but remaining well below its peak population in 1970. It is worth noting that Metuchen's population is remaining relatively stable despite being located within a growing county. By comparison, Edison Township's population is expected to grow by approximately 14,000 people during the next two decades.

| Population Trends & Projections (1970-2015) | | | | |
|---|------------|-------------------|---------|--|
| Borough of Metuchen | | Population Change | | |
| Year | Population | Difference | Percent | |
| 1970 | 16,031 | | | |
| 1980 | 13,732 | (2,299) | (14.3%) | |
| 1990 | 12,804 | (928) | (6.8%) | |
| 1996 | 12,901 | 97 | 0.8% | |
| 2000 | 12,965 | 64 | 0.5% | |
| 2005 | 13,045 | 80 | 0.6% | |
| 2010 | 13,125 | 80 | 0.6% | |
| 2015 | 13,201 | 76 | 0.6% | |
| County of Middlesex | | Population Change | | |
| Year | Population | Difference | Percent | |
| 1970 | 583,813 | | | |
| 1980 | 595,893 | 12,080 | 2.1% | |
| 1990 | 671,780 | 75,887 | 12.7% | |
| 1996 | 702,458 | 30,678 | 4.6% | |
| 2000 | 721,202 | 18,744 | 2.7% | |
| 2005 | 746,301 | 25,099 | 3.5% | |
| 2010 | 771,400 | 25,099 | 3.4% | |
| 2015 | 795,245 | 23,845 | 3.1% | |

Source: US Census and Middlesex County Planning Board

With more than a quarter of its population over the age of 55, Metuchen has a “graying” population like many other mature communities in the Northeast. The portion of the population age 65 and older (15.57%) exceeds the national average (12.56%).

| | Total | Percent |
|--------------|---------------|----------------|
| Under 5 | 800 | 6.25% |
| 5 to 14 | 1,414 | 11.04% |
| 15 to 24 | 1,413 | 11.04% |
| 25 to 34 | 2,140 | 16.70% |
| 35 to 44 | 2,114 | 16.50% |
| 45 to 54 | 1,520 | 11.80% |
| 55 to 64 | 1,419 | 11.10% |
| 65+ | 1,984 | 15.57% |
| Total | 12,804 | 100.00% |

Source: US Census

| | 1980 | | 1990 | | Change 1980-90 | |
|--------------|----------------|------------|----------------|----------------|----------------|-------------|
| | No. of Persons | Percent | No. of Persons | Percent | Difference | Percent |
| Under 5 | 694 | 5% | 800 | 6.25% | 106 | 15.30% |
| 5 to 14 | 1,861 | 13% | 1,414 | 11.04% | (447) | (24%) |
| 15 to 24 | 2,143 | 15% | 1,413 | 11.04% | (730) | (34%) |
| 25 to 34 | 2,072 | 15% | 2,140 | 16.70% | 68 | 3.30% |
| 35 to 44 | 1,721 | 12% | 2,114 | 16.50% | (393) | (22.80%) |
| 45 to 54 | 1,942 | 14% | 1,520 | 11.80% | (422) | (21.70%) |
| 55 to 64 | 1,723 | 13% | 1,419 | 11.10% | (304) | (17.60%) |
| 65 + | 1,606 | 12% | 1,984 | 15.57% | 378 | 23.50% |
| Total | 13,762 | 99% | 12,804 | 100.00% | (958) | (7%) |

Source: US Census

Between 1980 and 1990, the population composition changed in several ways. The number of children under five increased by 15.3%, reflecting a national trend referred to as the “baby boom echo” for the offspring of the baby boom generation. The most significant change was a 34% decline of the 15 to 24 age group, which also reflects a national trend referred to as the “baby bust generation” for the low national birth rate between 1965 and 1976. The segment of the population 65 and over increased by 23.5% between 1980 and 1990, exceeding the pace of the national population’s “graying” trend.

The Borough's population contains more females (52.4%) than males (47.6%) and this gender difference increases in older age groups. Metuchen is a primarily white community (88.4%), with a black population of 6.1% and an Asian/Pacific population of 4.7%.

| Gender (1990) | | |
|---------------|--------|---------|
| Gender | Number | Percent |
| Male | 6,098 | 47.6% |
| Female | 6,706 | 52.4% |
| Total | 12,804 | 100% |

Source: US Census

| Race (1990) | | |
|------------------|--------|---------|
| Race | Number | Percent |
| White | 11,322 | 88.4% |
| Black | 780 | 6.1% |
| American Indian, | 14 | 0.1% |
| Eskimo, Aleut | 0 | 0 |
| Asian or Pacific | 602 | 4.7% |
| Other Race | 86 | 0.7% |
| Total | 12,804 | 100% |

Source: US Census

HOUSEHOLD CHARACTERISTICS

In 1990, roughly 57% of Borough households were one or two-persons in size, representing an increase over the number in 1980 (51%). Metuchen's 24% single-person households closely mirrors the national average. Larger family households, of five persons or more, dropped from 13% in 1980 to 9.1% in 1990. Between 1980 and 1990, the average number of persons per household dropped from 2.8 to 2.59 and is slightly under the national average (2.63). Overall, non-traditional households comprise almost 39% of the Borough.

| Household Characteristics (1980 & 1990) | | | | |
|---|--------------|-------------|--------------|--------------|
| Occupied Housing Units By Persons in Unit | | | | |
| Household Size | 1980 | | 1990 | |
| | Number | Percent | Number | Percent |
| 1 person | 985 | 19% | 1126 | 22.8% |
| 2 persons | 1,561 | 32% | 1,681 | 34.1% |
| 3 persons | 948 | 19% | 910 | 18% |
| 4 persons | 863 | 17% | 771 | 15.6% |
| 5 persons | 446 | 9% | 310 | 6.3% |
| 6 + persons | 202 | 4% | 138 | 2.8% |
| Total | 5,005 | 100% | 4,936 | 99.6% |

Source: US Census

| Household by Type (1980 & 1990) | | | | |
|---------------------------------|----------------------|---------|----------------------|---------|
| Size | 1980 | | 1990 | |
| | Number of Households | Percent | Number of Households | Percent |
| 1 Person Household | | | | |
| Male | 300 | 6% | 357 | 7.4% |
| Female | 681 | 14% | 769 | 16.6% |
| 2+ Person Household | | | | |
| Married Couple | 3,312 | 67% | 3,027 | 39.7% |
| Single Male | 100 | 2% | 126 | 2.6% |
| Single Female | 430 | 8% | 450 | 9.2% |
| Non-Family Household | | | | |
| Male | 83 | 2% | 107 | 2.2% |
| Female | 53 | 1% | 100 | 2.1% |

Source: US Census

HOUSING CHARACTERISTICS

Metuchen is an established community with almost half of its residential stock built prior to 1950. Only 19% of the housing units have four rooms or less, which suggests a possible shortage of smaller units that are well suited for the high proportion of one and two-person households in the Borough. In 1990, about two of every three units were owner-occupied. Metuchen is overwhelmingly a single-family town, with the majority of the housing stock in single-family detached or attached (townhouse) units.

| Housing Unit Data (1990) | | |
|--------------------------|--------|---------|
| Characteristics | Number | Percent |
| Total Units | 5,097 | 100% |
| Occupied | 4,936 | 96.8% |
| Vacant | 161 | 3.2% |
| Year Structure Built: | | |
| | Number | Percent |
| 1989 to 1990 | 21 | 0.4% |
| 1985 to 1988 | 115 | 2.3% |
| 1980 to 1984 | 180 | 3.5% |
| 1970 to 1979 | 466 | 9.1% |
| 1960 to 1969 | 648 | 12.7% |
| 1950 to 1959 | 1,316 | 25.8% |
| 1940 to 1949 | 1,001 | 19.6% |
| 1939 or earlier | 1,350 | 26.5% |
| Number of Rooms | | |
| | Number | Percent |
| 1 Room | 46 | 0.9% |
| 2 Rooms | 75 | 1.5% |
| 3 Rooms | 296 | 5.8% |
| 4 Rooms | 552 | 10.8% |
| 5 Rooms | 870 | 17% |
| 6 Rooms | 1,139 | 22.3% |
| 7 Rooms | 992 | 19.5% |
| 8 Rooms | 625 | 12.3% |
| 9 + Rooms | 502 | 9.8% |
| Total | 5,097 | 99.9% |

Source: US Census

| Tenure of Occupied Units | | | | |
|--------------------------|----------------------------|---------|-------------------------|---------|
| | Borough of Metuchen - 1990 | | Middlesex County - 1990 | |
| | Number | Percent | Number | Percent |
| Owner Occupied | 3,882 | 78.60% | 160,991 | 67.40% |
| Renter Occupied | 1,054 | 21.40% | 77,842 | 32.60% |
| Total | 4,936 | 100% | 23,8833 | 100% |

Source: US Census

| Dwelling Units Authorized by Building Permits (1980-1998) | | | | |
|---|-------|---------------|------------|-----------|
| Year | Total | Single-Family | 2-4 Family | 5+ Family |
| 1980 | 17 | 7 | 10 | 0 |
| 1981 | 3 | 3 | 0 | 0 |
| 1982 | 0 | 0 | 0 | 0 |
| 1983 | 7 | 7 | 0 | 0 |
| 1984 | 8 | 8 | 0 | 0 |
| 1985 | 84 | 84 | 0 | 0 |
| 1986 | 28 | 26 | 2 | 0 |
| 1987 | 20 | 20 | 0 | 0 |
| 1988 | 18 | 12 | 2 | 4 |
| 1989 | 19 | 17 | 2 | 0 |
| 1990 | 0 | 0 | 0 | 0 |
| 1991 | 0 | 0 | 0 | 0 |
| 1992 | 5 | 5 | 0 | 0 |
| 1993 | 22 | 20 | 1 | 1 |
| 1994 | 8 | 8 | 0 | 0 |
| 1995 | 17 | 17 | 0 | 0 |
| 1996 | 54 | 54 | 0 | 0 |
| 1997 | 12 | 8 | 4 | 0 |
| Total | 322 | 296 | 21 | 5 |
| Percent | 100% | 91.9% | 6.5% | 1.69% |

Source: US Census

| Housing Conditions (1990) | | |
|-----------------------------------|-------------|---------|
| Occupied Units By Person Per Room | Number | Percent |
| | 0.5 or less | 3,722 |
| 0.51 to 1.00 | 864 | 18.6% |
| 1.01 to 1.50 | 44 | 0.95% |
| 1.51 to 2.00 | 9 | 0.2% |
| 2.01 or more | 6 | 0.12% |
| Total | 4,645 | 100% |

Source: US Census

Since 1980, new housing in Metuchen has remained overwhelmingly single-family. Housing conditions in the Borough are not considered crowded with almost 99% of the population having a ratio of not more than one person per room within housing units.

HOUSING VALUES AND RENTS

In 1990, the bulk (69.33%) of housing was valued between \$125,000 and \$250,000. Only six-percent of the housing stock was valued at under \$100,000. Metuchen has a fairly diverse price strata for rental units. In 1990, about one-quarter of all rents were under \$400/month and slightly more than a quarter were over \$700/month. During the late 1990s, a strong housing market has increased the number of rentals at the higher end.

| Housing Values (1990) | | |
|-------------------------|--------|---------|
| Value | Number | Percent |
| Less than \$50,000 | 18 | 0.02% |
| \$50,00 to \$59,999 | 20 | 0.21% |
| \$60,000 to \$74,999 | 54 | 1.54% |
| \$75,000 to \$99,999 | 151 | 4.31% |
| \$100,000 to \$124,999 | 328 | 9.36% |
| \$125,000 to \$ 149,999 | 479 | 13.66% |
| \$150,000 to 174,999 | 639 | 18.14% |
| \$175,000 to \$199,999 | 613 | 17.48% |
| \$200,000 to \$249,999 | 703 | 20.05% |
| \$250,000 to \$299,999 | 250 | 7.13% |
| \$300,000 to \$399,999 | 182 | 5.19% |
| \$400,000 to \$499,999 | 39 | 1.11% |
| \$500,000 or more | 30 | 0.85% |
| Total | 3,506 | 99.05% |

Source: US Census

| Contract Rents (1990) | | |
|-----------------------|--------|---------|
| Value | Number | Percent |
| Less than \$100 | 4 | 0.4% |
| \$100-\$149 | 29 | 2.8% |
| \$150-\$199 | 29 | 2.8% |
| \$200-\$249 | 26 | 2.5% |
| \$250-\$299 | 25 | 2.4% |
| \$300-\$349 | 31 | 3% |
| \$350-\$399 | 54 | 5.2% |
| \$400-\$449 | 61 | 5.8% |
| \$450-\$500 | 53 | 5% |
| \$500-\$549 | 84 | 8.1% |
| \$550-\$599 | 114 | 10.9% |
| \$600-\$649 | 81 | 7.8% |
| \$650-\$699 | 115 | 11% |
| \$700-\$749 | 73 | 7% |
| \$750-\$999 | 172 | 16.5% |
| \$1000 or more | 54 | 5.2% |
| No cash rent | 37 | 3.6% |
| Total | 1,042 | 100% |

Source: US Bureau of Census, 1990

INCOME DISTRIBUTION

Metuchen had a per capita income of \$21,327 in 1989, closely approximating the national average, but higher than that for the state as a whole. The median household income was \$53,226 which is substantially higher than both the state and national averages.

| Per Capita and Household Income (1989) | | |
|--|------------------------------|------------------------------|
| | 1989 Median Household Income | 1989 Per Capita Money Income |
| Borough of Metuchen | \$53,226 | \$21,327 |
| State of New Jersey | \$40,927 | \$18,714 |
| United States | \$41,506 | \$21,974 |

Source: US Census

| Household Income Distribution (1980 & 1989) | | |
|---|-------|-------|
| | 1980 | 1989 |
| Less than \$5,000 | 341 | 84 |
| \$5,000 - \$9,999 | 439 | 225 |
| \$10,000 - \$14,999 | 470 | 229 |
| \$15,000 - \$19,999 | 616 | 204 |
| \$20,000 - \$29,999 | 1,156 | 440 |
| \$30,000 - \$39,999 | 910 | 587 |
| \$40,000 - \$49,999 | 450 | 482 |
| \$50,000 - \$74,999 | 400 | 1,330 |
| \$75,000+ | 196 | 1,376 |
| Total | 4,978 | 4,957 |

Source: Borough of Metuchen Master Plan, August 1989 and US Census

EMPLOYMENT DATA

After a boom in employment in the mid-1980s, Metuchen experienced a strong loss of jobs during the recession of the early 1990s. County projections predict that Metuchen will continue to lose employment at a trickle over the next two decades. Between 1980 and 1990, there have been significant shifts in the occupations held by Metuchen's residents. Losses have occurred in administrative, support, clerical and service sectors with strong gains in the executive, managerial and professional sectors. In 1990, 42.7% of the population held jobs in these upper tiers of "white collar" employment, versus only 35% in 1980.

| Covered Employment Growth (1977-2015) | | | | | | |
|---------------------------------------|---------------------|----------------------|-----------------------|------------------|----------------------|-----------------------|
| Year | Borough of Metuchen | | | Middlesex County | | |
| | Number of Jobs | Annual Change Number | Annual Change Percent | Number of Jobs | Annual Change Number | Annual Change Percent |
| 1977 | 5,147 | | | 214,187 | | |
| 1982 | 5,125 | (22) | (0.43%) | 240,832 | 26,645 | 12.40% |
| 1987 | 6,651 | 1,526 | 29.80% | 294,710 | 53,878 | 22.40% |
| 1990 | 5,593 | (1,058) | (15.90%) | 345,994 | 51,284 | 17.40% |
| 1995 | 5,490 | (103) | (2.00%) | 375,634 | 29,640 | 8.60% |
| 2000 | 5,386 | (104) | (2.00%) | 405,363 | 29,729 | 7.90% |
| 2005 | 5,335 | (51) | (0.90%) | 428,357 | 22,994 | 5.70% |
| 2010 | 5,283 | (52) | (0.90%) | 449,241 | 20,884 | 4.90% |
| 2015 | 5,257 | (26) | (0.50%) | 467,790 | 18,549 | 4.10% |
| Employment Change | | 110 | 7.17% | | 253,603 | 83.40% |

Source: New Jersey Department of Labor and Middlesex County Planning Board

| Population To Job Ratio | | | | | | |
|-------------------------|------------|------------|-----------|------------|------------|----------|
| Area | 1980 | 1982 | 1980-1982 | 1990 | 1990 | 1990 |
| | Population | Employment | Ratio | Population | Employment | Ratio |
| Metuchen | 13,762 | 5,125 | 2.7 to 1 | 12,804 | 7,093 | 1.8 to 1 |
| Middlesex County | 595,893 | 240,832 | 2.5 to 1 | 671,780 | 345,994 | 1.9 to 1 |

Source: New Jersey Department of Labor

Occupation Characteristics (1980 & 1990)

| Occupation Group | 1980 | | 1990 | |
|--|--------------|-------------|--------------|----------------|
| | Number | Percent | Number | Percent |
| Executive, administrative and managerial | 1,128 | 16% | 1,348 | 19% |
| Professional specialty | 1,312 | 19% | 1,681 | 23.70% |
| Technicians and related support | 237 | 3% | 321 | 4.50% |
| Sales | 792 | 11% | 860 | 12.10% |
| Administrative, support, clerical | 1,521 | 21% | 1,219 | 17.20% |
| Private households | 0 | 0 | 12 | 0.20% |
| Protective services | 0 | 0 | 61 | 0.90% |
| Service | 571 | 8% | 458 | 6.50% |
| Farming, forestry & fishing | 52 | 1% | 27 | 0.40% |
| Precision production, craft & repair | *1,256 | 18% | 509 | 7.10% |
| Machine operators, assemblers & inspectors | * | 0 | 294 | 4.10% |
| Transportation & material moving | * | 0 | 176 | 2.50% |
| Handlers, equipment cleaners, helpers, laborers | **178 | 3% | 127 | 1.80% |
| Total | 5,613 | 100% | 7,093 | 100% |
| *reported as "Manufacturing" in 1988 Master Plan | | | | |
| **reported as "Other" in 1988 Master Plan | | | | |
| | | | 1990 | |
| Class of Worker: | | | Number | Percent |
| Private wage & salary | | | 5,660 | 79.80% |
| Local Government | | | 555 | 7.80% |
| State Government | | | 342 | 4.80% |
| Federal Government | | | 125 | 1.80% |
| Self-employed | | | 385 | 5.40% |
| Unpaid family | | | 26 | 0.40% |
| Total | | | 7,093 | 100.00% |

Source: US Census

DETERMINATION OF PRESENT AND PROSPECTIVE SHARE FOR AFFORDABLE HOUSING

The Borough's affordable housing obligation of 172 units for the years 1993 through 1999 is assigned by COAH. A portion of Metuchen's obligation will be adjusted downward from COAH's original calculation due to a lack of available land. This results in an adjusted affordable housing requirement of 94 units. The methodology for achieving this vacant land adjustment is described in this section.

ASSIGNMENT OF AFFORDABLE HOUSING OBLIGATION FROM COAH

COAH has calculated that the Borough of Metuchen has an obligation to provide 172 units of low and moderate income housing for the first and second rounds/cycles for the years 1993 through 1999. This number is known as the present and prospective need for a municipality. Metuchen's affordable housing obligation includes both a locally generated component (73 units), known as indigenous need, and a calculation of the Borough's fair share of the region's reallocated present and prospective need (99 units).

ADJUSTMENTS TO AFFORDABLE HOUSING OBLIGATION BASED ON LACK OF LAND

COAH rules (N.J.C.A. 5:93-4.1 et seq.) allow for an adjustment to a municipality's regional obligation portion of its affordable housing requirement due to the lack of available land capacity. As a primarily developed community, Metuchen requires such an adjustment.

The methodology for calculating this adjustment is based on COAH rules. This multi-step analytical process involved reviewing existing land use (see Exhibit 1) and a tax parcel inventory to identify vacant and underutilized parcels that have realistic development potential to accommodate housing. Each parcel was analyzed for zoning and land use, developable acreage, land-locked conditions, floodplains or wetlands, and other environmental constraints. A field check was conducted to review existing land use of each parcel and the immediately surrounding area, and to verify the prevailing existing residential density surrounding each parcel. The parcel list and above criteria was reviewed with COAH, including a second round of field inspections of potentially vacant and underutilized sites to assess realistic development potential.

Parcels were eliminated, or reduced in size, based on the following criteria:

- undersized parcels or lack of sufficient developable acreage
- land-locked parcels without street frontage and access
- permanently dedicated open space parcels
- constraints due to 100-year floodplains or wetlands
- use of the parcel as a utility transmission line or substation
- use of the parcel as a railroad rights-of-way
- environmental contamination
- constraints due to severe grade and elevation conditions
- use of the parcel as a parking lot for an adjacent use

- use of the parcel as an integral yard area for an adjacent use
- location within a developed commercial or industrial district that does not permit residential uses

Following COAH's methodology, a residential development yield was calculated for each parcel based on using the highest density multiplier among either the zoned density, the prevailing existing density surrounding the parcel in question, or COAH's minimum presumptive density of six dwelling units per acre. Those parcels resulting in a development yield of at least five units were retained on the final inventory of vacant and underutilized lands (see Exhibit 2). The total potential residential development yield from this inventory is 103 units, of which 20%, or 21 units, are used in recalculating the Borough's affordable housing obligation. Thus, Metuchen's obligation for non-indigenous affordable housing is adjusted downward from COAH's original calculation of 99 units to 21 units. The Borough's adjusted total affordable housing obligation is 94 units for the first and second rounds/cycles for the years 1993 through 1999.

OPTIONS FOR MEETING AFFORDABLE HOUSING OBLIGATION

Based on the above adjustment, 94 units is the base number from which Metuchen can deduct all existing affordable units and propose strategies for providing the remainder. The Borough can meet its needs through a number of options described below.

1. Inclusionary zoning
2. Municipally sponsored construction (all units affordable ---no market units)
3. Gut rehabilitation (counts as new construction)
4. Conversions (old schools, factories, convents, etc., turned into affordable units)
5. Group homes for mentally and physically disabled (credited by the bedroom and may qualify for 2 for 1 credits)
6. Transitional facilities for the homeless and victim of domestic abuse (2 for 1 credit)
7. Accessory apartments (creating new apartments within existing homes or other structures)
8. Purchase of vacant housing units and/or ones that have never been occupied
9. Write-down/buy-down the cost of previously owned market rate units (\$20,000 per unit)
10. Senior citizen housing (age-restricted rental units receive 2 for 1 credits)
11. Rehabilitation of units (\$10,000 in retro-fit)
12. Regional Contribution Agreement (RCA) -- transfer money for up to one half of an obligation to an older community, usually urban)
13. ECHO (Elder Cottage Housing Opportunities) -- used to address a rehabilitation obligation
14. Donate land to a nonprofit organization to construct affordable housing units

FAIR SHARE PLAN

In order to meet its adjusted obligation of 94 units, Metuchen proposes a Fair Share Plan composed of several components which are described in this section. In addition, this section provides an update on all affordable housing sites that have been part of the Borough's Fair Share Plan from 1989, including information on sites that have been removed from the plan. In addition, information on new sites that have been added to the plan is included.

OVERVIEW OF FAIR SHARE PLAN

The Borough's Fair Share Plan claims credit for 20 units of rehabilitated housing since April 1, 1990. Three units are proposed for future rehabilitation for the first and second cycles/rounds. Inclusionary development sites include 15 rental units at the Lawler tract (Homestead at Metuchen), one unit at Metuchen Square, six rental units at the EFCO tract, 15 units at Franklin Square (formerly Franklin School), five senior rental units at Berringer House and three conversion units (Salamone and Clemente). All of the Borough's affordable housing sites are identified on Exhibit 3.

REHABILITATION

Rehabilitation Credits

Metuchen has 20 units of rehabilitated housing to claim as a credit in its Fair Share Plan. These units were rehabilitated since 1990 under two separate programs and are primarily targeted in three neighborhoods – the Radio Section, the Durham Avenue corridor and the Southeast Quadrant (see Exhibit 3).

The Borough participated in a housing rehabilitation program administered by NJDCA's Neighborhood Preservation Balanced Housing Program. This program is aimed at upgrading sub-standard housing units occupied by qualified low and moderate income households. The Borough is claiming a credit of 16 units of substandard affordable housing rehabilitated since April 1, 1990 under this program.

Individual residents of the Borough have also participated in a Middlesex County Housing Rehabilitation Program administered by the Middlesex County Public Housing Agency/Housing and Community Development. This program is aimed at upgrading sub-standard housing units occupied by qualified low and moderate income households. The Borough is claiming a credit of four units of substandard affordable housing rehabilitated since April 1, 1990 under this program.

Rehabilitation Program

Metuchen intends to continue to rehabilitate a minimum of three low and moderate income units through a Middlesex County CDBG rehabilitation program. The Borough is applying to participate in this program presently. In addition to the three units identified in this Fair

Share Plan, other rehabilitation units will also be pursued and applied as credits toward COAH's next round allocation for the Borough.

INCLUSIONARY DEVELOPMENT

Lawler Tract (Homestead at Metuchen)

This multi-family project is located on an approximate six-acre tract on Central Avenue in the northwest quadrant of the Borough (see Exhibit 3). This tract was originally included in the Borough's 1989 Fair Share Plan as a municipal development, but became an inclusionary development as a result of COAH mediation in 1991. While originally planned to contain owner-occupied units, the development has been modified as a 77 unit rental community providing eight moderate-income and seven low-income rental units. The project is expected to be fully occupied by the end of 1998. The tract is identified as Block 49, Lot 57.01 and Block 49.01, Lot 1.

Metuchen Square

Located at the corner of Plainfield Avenue and Van Buren Avenue, this 10 unit infill development is also known as Mulberry Lane (see Exhibit 3). This site was included in the Borough's original 1989 Fair Share Plan. Completed in 1992, the development is comprised of two-family dwellings with one unit reserved as a moderate income rental unit. The affordable housing unit is identified as Block 44, Lot 1.12.

EFCO Tract

This approximate six-acre parcel on Central Avenue was formerly occupied for manufacturing and warehousing (see Exhibit 3). It is located in a B-5 Business District which permits medium density mixed unit residential development in a traditional neighborhood arrangement. The site was subject of a previous residential approval in 1989 that was abandoned. A developer presently has the property under contract and will seek approvals for a mix of single-family homes, townhouses and apartments in 1998. The zoning for this site permits six low-income units which the developer is proposing as rental units. This tract is identified as Block 82, Lots 1.02, 2.02, 16.02, 20, 30, 32, 34, 36, 38 and 63.

Gulton Tract

This approximate 26 acre parcel, which contains a large industrial structure, is located on Durham Avenue in the Borough's northwest quadrant (see Exhibit 3). Although this site was part of Metuchen's original 1989 Fair Share Plan, COAH recognized that environmental constraints might preclude residential development on the site. In 1993, COAH amended the Borough's Fair Share Plan to eliminate this site due to extensive wetlands, floodplains and contamination problems. In both the 1992 substantive certification and 1993 amendment to substantive certification, COAH states that if this site is removed from the plan, "the Borough will not be required to submit another site or sites, nor provide substitute units". The status of contamination on this site has not changed and, in addition, a recent revision to the 100-year floodplain boundaries of the Flood Insurance

Rate Map published by the Federal Emergency Management Agency, shows a significantly increased portion of the site constrained by floodplains (see Exhibit 4). While this site is removed from the Fair Share Plan, an approximate 1.4-acre portion of the site that is vacant and suitable for development has been included in the vacant land inventory (see Exhibit 2).

Oakite Tract

This approximate 14-acre parcel, which contains several large industrial structures, is located in the Borough's northwest quadrant. Although this site was part of Metuchen's original 1989 Fair Share Plan, COAH recognized that environmental constraints might preclude residential development on the site. In 1993, COAH amended the Borough's Fair Share Plan to eliminate this site due to extensive soil contamination problems. In both the 1992 substantive certification and 1993 amendment to substantive certification, COAH states that if this site is removed from the plan, "the Borough will not be required to submit another site or sites, nor provide substitute units". The status of contamination on this site has not changed and, in addition, a recent revision to the 100-year floodplain boundaries of the Flood Insurance Rate Map published by the Federal Emergency Management Agency, shows a portion of the site constrained by floodplains which previously was outside the floodplain boundary (see Exhibit 4). While this site is removed from the Fair Share Plan, a 2.68 acre portion of the site that is environmentally clean, vacant and suitable for development has been included in the vacant land inventory (see Exhibit 2).

Hampton Tract

This approximate six-acre parcel is seriously constrained by buried asbestos. Although this site was part of Metuchen's original 1989 Fair Share Plan, COAH recognized that environmental constraints might preclude residential development on the site. In 1993, COAH amended the Borough's Fair Share Plan to eliminate this site due to extensive soil contamination problems. In both the 1992 substantive certification and 1993 amendment to substantive certification, COAH states that if this site is removed from the plan, "the Borough will not be required to submit another site or sites, nor provide substitute units". The status of contamination on this site has not changed and it is removed from the Fair Share Plan.

Franklin Square

This approximate six-acre parcel, also known as the Franklin School site, is situated on the edge of the Borough's downtown area on Middlesex Avenue, Central Avenue and Center Street (see Exhibit 3). The site has been approved for 105 multi-family units, of which 15 will be for-sale affordable housing units. The affordable housing component consists of 10 low-income units and five moderate-income units. The tract is identified as Block 85, Lots 1, 12-19, 24-27, 38 and 100.

D'Zuro Tract

This odd-shaped one-acre parcel on the southerly end of Main Street was part of Metuchen's original 1989 Fair Share Plan (see Exhibit 3). Approved in 1988, this eight-unit senior development was designated to provide one low-income senior unit.

Subsequently, the property owners abandoned the approved plan and sold the parcel which was developed under as-of-right zoning for three single-family homes. However, the Borough was able to negotiate a contribution of \$6,000 from this site to be used for its affordable housing program.

SENIOR CITIZEN

Berringer House

This five-unit senior shared living residence resulted from the conversion of a former single-family residence in 1992. It is located on a half-acre tract on the corner of Grove Avenue and Stoneham Place in a single-family neighborhood in the northeast quadrant of Metuchen (see Exhibit 3). The Borough adopted a zoning amendment to permit shared living residences as a conditional use in residential districts. All of the senior units are low-income rentals with private bedrooms and a common living/dining/kitchen area. A housekeeper who prepares meals and assists residents also resides on the premises. The site is identified as Block 108, Lot 7.01.

CONVERSIONS

Salamone Apartment

This owner-occupied moderate-income apartment was created by converting a former garage below an existing seven-unit apartment house on Aylin Street in a residential neighborhood in the northwest quadrant of the Borough (see Exhibit 3). The entire building, including the affordable unit, was subsequently converted to condominiums. Approved in 1988, this unit was claimed as a credit in Metuchen's original 1989 Fair Share Plan. The site is identified as Block 46, Lot 43, C005A.

Clemente Apartments

The owner of this nine-unit apartment house has offered to convert two units into moderate-income rentals. Located on a lot of more than one-half acre at the corner of Middlesex Avenue and New Durham Road, this apartment house is a transitional use on the edge of a residential neighborhood adjacent to a business district leading to the downtown (see Exhibit 3). Final approval of an agreement with the Borough is expected by the end of 1998. The site is identified as Block 80, Lot 17.

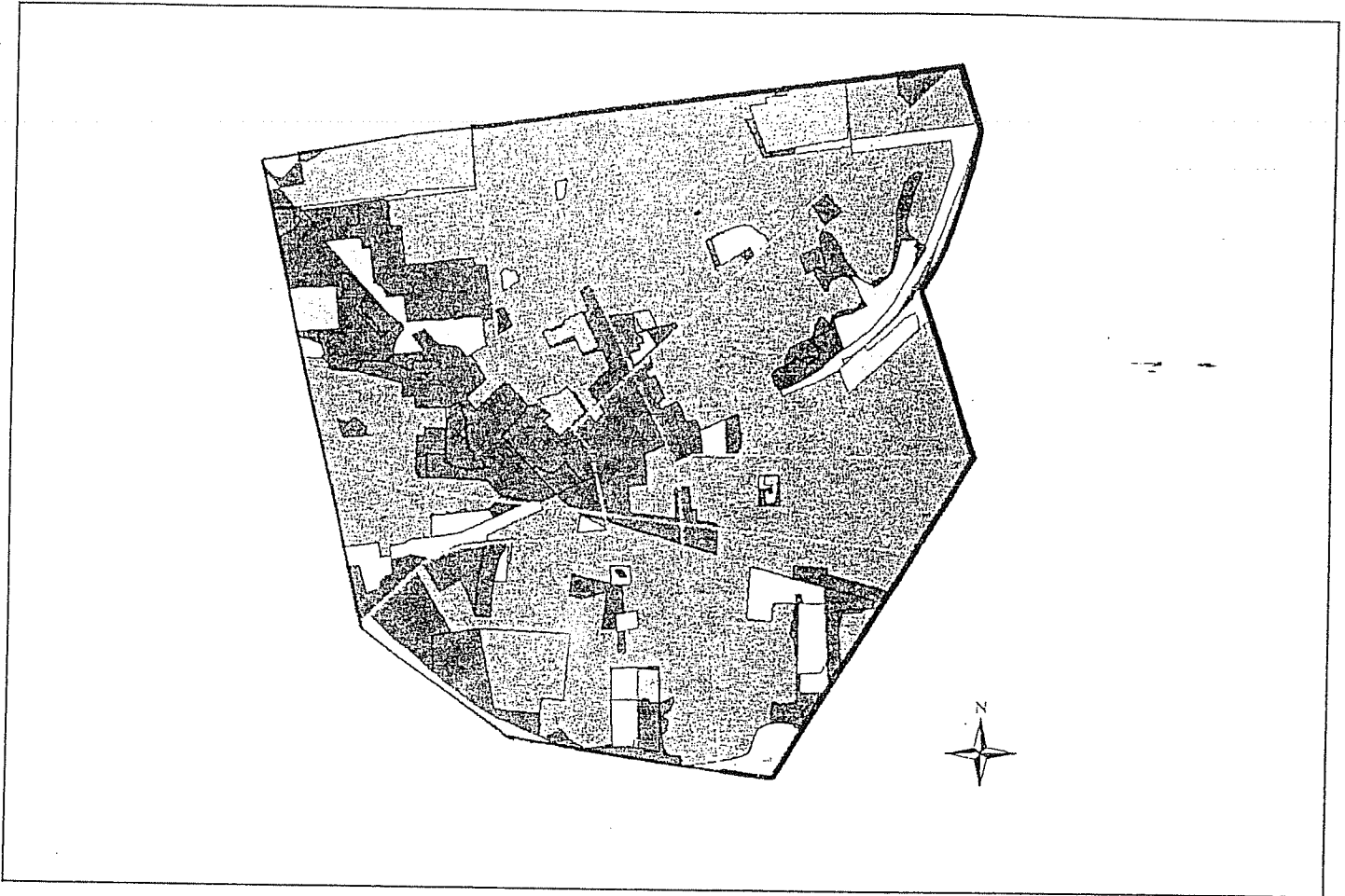
Summary of Metuchen Fair Share Plan








| | <u>Low Income Units</u> | <u>Moderate Income Units</u> | <u>Total Number of Units</u> |
|---|---------------------------------|--------------------------------------|--------------------------------------|
| <u>Rehabilitation</u> | | | |
| Balanced Housing Program (credits) | 6 | 10 | 16 |
| County Rehabilitation Program (credits) | | 4 | 4 |
| CDBG Program (future) | | 3 | 3 |
| <u>Inclusionary Development</u> | | | |
| Lawler (Homestead) | 8 * | 7 * | 30* |
| EFCO | 6 * | | 12* |
| Metuchen Square | | 1 * | 2 |
| Franklin School | 10 | 5 | 15 |
| <u>Senior Citizen</u> | | | |
| Berringer House | 5 ** | | 7** |
| <u>Conversion</u> | | | |
| Salamone | | 1 | 1 |
| Clemente | | 2 * | 4* |
| <u>Low/Mod Split</u> | 35 (51.5%) | 33 (48.5%) | |
| TOTAL | | | 94 |


* Rental bonus (24 units @ 2.0/unit)

** Senior rental bonus (5 units @ 1.33/unit)

EXISTING LAND USE



- LAND USE
-  COMMERCIAL
 -  FOREST
 -  INDUSTRIAL
 -  INSTITUTION
 -  OPEN SPACE
 -  OTHER
 -  RESIDENTIAL



Source: The Middlesex County Planning Department Division
of Environment, Parks, and Strategic Planning
November, 1997



EXHIBIT 1 - EXISTING LAND USE

Housing Element and Fair Share Plan

METUCHEN, NEW JERSEY 4.3.98 03.98023.00

L O O N E Y

R I C K S

K I S S

EXHIBIT 2 - FINAL INVENTORY of VACANT and UNDERUTILIZED LAND

| Item | Block | Lot | Area | Owner | Lot Information | Zoning | Comments | Zoned Density (units/acre) | Prevailing Density (units/acre) | COAH Minimum Presumptive Density (units/acre) | Unit Yield |
|-------|-------|--|-----------|-----------------------------|--------------------------------------|--------|--|----------------------------|---------------------------------|---|------------|
| 1. | 8.01 | 5.12, 5.22, 16.02, 16.03, 17.01, 17.02 | 10.20 ac. | Gulton Industries | Approx. 1.4 ac. vacant & developable | R-2/LJ | Wetlands, floodplains and contaminated | 6 | 7 | 6 | 10 |
| 2. | 36 | 4 | .71 ac. | L-U Realty Co./I. Chevrolet | lot 100 x 313.27 | R-4 | Vacant | 16 | 14 | 6 | 12 |
| 3. | 81 | 1.1, 9.01, 13 | .46 ac. | Borough of Metuchen | | B-3 | Vacant | ± 15 | <10 | 6 | 5 |
| 4. | 90 | 24 | .32 ac. | Fred Runyon | lot 85 x 169 | B-3 | Vacant | ± 15 | <15 | 6 | 6 |
| 5. | 91 | 42.4 | .90 ac. | La Porta Builders | lot 87 x 289 | R-3 | Vacant | 8 | 6 | 6 | 6 |
| 6. | 109 | 1 | 2.68 ac. | Oakite Realty | | B-3 | Partial Wetlands | ± 15 | <15 | 6 | 5 |
| 7. | 113 | 39, 41 | .22 ac. | Martin Dorf Trustee | lot 82 x 120 | D-1 | Vacant | ± 18 | <18 | 6 | 40 |
| 8. | 144 | 25 | .46 ac. | McDonough Oldsmobile | lot 91 x 221 | B-3 | Vacant | ± 15 | <15 | 6 | 6 |
| 9. | 162 | 8.1, 19.1, 20-23 | .72 ac. | Borough of Metuchen | lot 375 x 84 | R-2 | Vacant | 6 | 7 | 6 | 8 |
| 10. | 216 | 10, 13, 20, 22.01, 24.1 | .98 ac. | Henry Bruno | | R-2 | Vacant/underutilized | 6 | 5 | 6 | 5 |
| TOTAL | | | | | | | Non-conforming use | | | | 103 |

EXHIBIT 3 - AFFORDABLE HOUSING PLAN

NEIGHBORHOOD REHABILITATION AREAS

- A Radio Station
- B Durham Ave
- C Southeast Quadrant

AFFORDABLE HOUSING SITES

- 1 Lawler
- 2 Metuchen Square
- 3 EFCC
- 4 Gulton (removed)
- 5 Oakite (removed from plan)
- 6 Hampton (removed from plan)
- 7 Franklin Square
- 8 D'Zuro (removed from plan)
- 9 Berringer House
- 10 Salamone
- 11 Clemente

Base Map Source: Hintz/Nelessen Associates, P.C.
August 3, 1989

Housing Element and Fair Share Plan

Borough of Metuchen, NJ

43 86

03 90023 00

Looney Ricks Kiss Princeton, NJ

L O O N E Y

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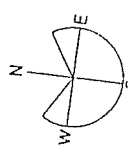
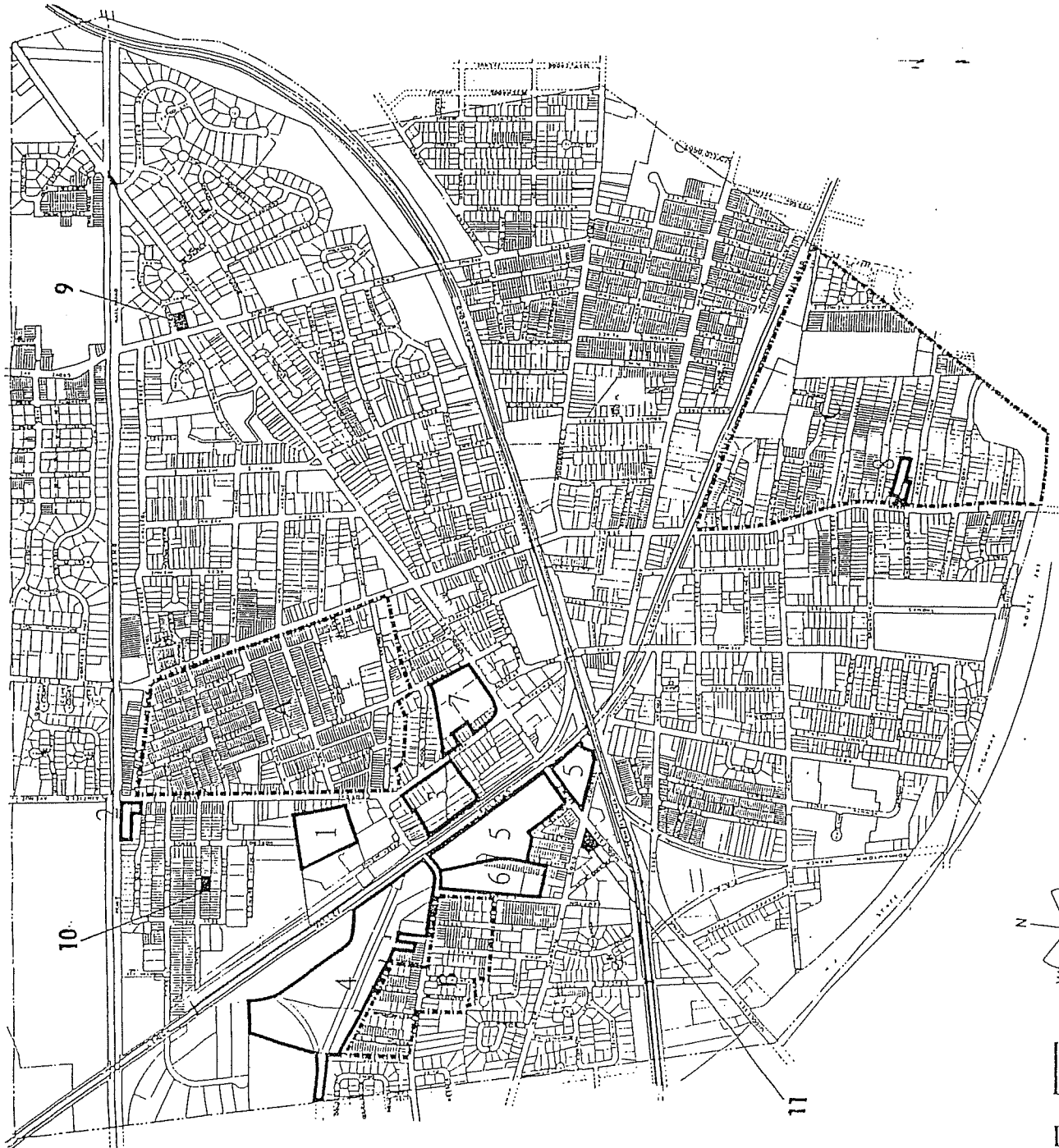


EXHIBIT 4- FLOODPLAINS AND WETLANDS

AFFORDABLE HOUSING SITES

- 1 Lawler
- 2 Metuchen Square
- 3 EFCO
- 4 Gulton (removed from map)
- 5 Oakite (removed from plan)
- 6 Hampton (removed from plan)
- 7 Franklin Square



Wetlands



Revised 100 Year Floodplain

Sources:
Flood Insurance Rate Map, 1998
National Wetlands Inventory, 1977
Base Map Source:
Hintz/Neleson, Associates, P.C.
August 3, 1989

Housing Element and Fair Share Plan
Borough of Metuchen, NJ

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Lenny Ricka, Vice President, NJ
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