



ENVIRONMENTAL  
TECHNOLOGY  
INC.

Environmental Consultants



## COMMUNITY IMPACT STATEMENT

### PROPOSED RESIDENTIAL APARTMENT BUILDING

46 N.J. STATE HIGHWAY ROUTE 34

BLOCK 10256, LOT 2

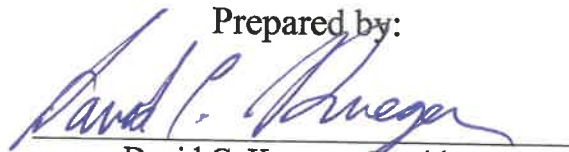
OLD BRIDGE TOWNSHIP

MIDDLESEX COUNTY, NEW JERSEY

Prepared for:

**BRIGHTPOINT HOUSING, LLC**  
**9 MOHAWK AVENUE**  
**NORWOOD, N.J. 07648**

Prepared by:

  
David C. Krueger, President

**ENVIRONMENTAL TECHNOLOGY, INC.**

March 1, 2021

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## **I. INTRODUCTION & DESCRIPTION OF PROPOSED PROJECT**

The subject property is a 1.89 acre parcel in the Township of Old Bridge, Middlesex County, New Jersey. The site is designated as Lot 2 in Block 10256 on the Old Bridge Township Tax Maps. The site is located in the northern portion of the Township, which is within the southeast portion of Middlesex County. The property resembles a pentagon in shape, and has frontage on N.J. State Highway Route 34 to the east. U.S. Highway Route 9 is approximately 1,400 feet to the west, while the Garden State Parkway is approximately 1.8 miles to the northeast.

The owner/applicant, Brightpoint Housing, LLC, has proposed removal of an existing single family residential dwelling, detached garage and gravel driveway; and, construction of a three-story, multi-unit residential structure, which will occupy a footprint area of approximately 12,393 square feet. Proposed appurtenant features include entry driveway from N.J. State Highway Route 34, covered parking and common area/recreational area in the structure's lower/raised basement level, exterior parking, and an underground detention and recharge system. Including the raised basement level, three (3) levels are proposed, for a total height of approximately 33 feet. Twenty six (26) non-age restricted rental units are proposed – two (2) studio apartments, twelve (12) one-bedroom apartments, and twelve (12) two-bedroom apartments. Apartments will be partitioned equally between the second and third levels (i.e. one studio per level). Though the project is not specifically to satisfy Council on Affordable Housing (COAH) requirements, the owner/applicant will provide whatever COAH percentage is required by Old Bridge Township.

The application proposes 1.8 parking spaces per unit, which slightly exceeds the 1.75 parking spaces required by Old Bridge Township zoning requirements. A total of 47 parking spaces (a mix of covered and uncovered) are proposed.

The site is in Residential Zone A-F, according to the Old Bridge Township Zoning Map. Minimum lot area in this zone is six (6) acres. Since the project site is only 1.89 acres in size, the project lot size is non-conforming. Surrounding land use consists mostly of single and multi-unit residential structures, however agricultural lands and forested areas are also found in the general vicinity.

This Community Impact Statement reflects likely and potential impacts to Old Bridge Township public infrastructure, utilities and facilities, as well as public services such as police. This report should be reviewed in conjunction with the Site Plans submitted by Anderson Consulting Services, LLC.

## **II. COMMUNITY IMPACT STATEMENT**

### **1. POPULATION IMPACT**

Perhaps one of the most important measures for a proposed multi-unit residential building (such as the one proposed on the subject property) is the amount of residents that will be added to the municipal population; what age(s) the residents will likely be; and, how the amount and ages of the new residents will affect municipal services such as schools, water and sewerage facilities, and police and fire protection.

The National Multifamily Housing Council (an advocacy group for the apartment industry) and the Federal Housing Administration (within the U.S. Department of Housing and Urban Development) websites were consulted for the following information:

Studio Apartments – A maximum of three (3) people allowed. Since there are two (2) proposed studio apartments, a maximum of six (6) people would live in these units (2 x 3).

1-Bedroom Apartments - A maximum of three (3) people allowed. Since there are 12 proposed 1-bedroom apartments, a maximum of 36 people would live in these units (12 x 3).

2-Bedroom Apartments - A maximum of five (5) people allowed. Since there are 12 proposed 2-bedroom apartments, a maximum of 60 people would live in these units (12 x 5).

Therefore, a total maximum of 102 people (6+36+60) would live in the proposed 26 units, and which number is utilized for the below assumed number of various age-grouped people who would live in the apartment building. It is important to note that 102 would be the maximum number of occupants, though the actual population would likely be somewhat lower (example: it is likely that studio and 1-bedroom apartments would have a single person, or a couple living in it, without children; and a 2-bedroom apartment would likely have a couple, plus one or two children).

A further review of the above noted websites indicates the approximate/typical numbers for apartment dwelling age breakdown, and which is indicated in a. to e. below:

- 20 percent of occupants would be children; of this 20 percent, 15 percent would be school aged. Therefore, approximately 20 children would live in the 26 unit apartment building (0.2 x 102), with three being school aged (0.15 x 20), and 17 not of school age.
  - 49 percent of occupants would be parents of family bearing age. Therefore, approximately 50 parents of family bearing age would live in the 26 unit apartment building (0.49 x 102).
  - 22 percent of occupants would be middle aged adults. Therefore, approximately 23 middle aged adults would live in the 26 unit apartment building (0.22 x 102).
  - 9 percent of occupants would be retired adults. Therefore, approximately nine retired adults would live in the 26 unit apartment building (0.09 x 102).
- a. Preschool-aged children - 17
  - b. School-aged children – three (3)
  - c. Parents of Family-Bearing Age - 50
  - d. Middle Aged Adults - 23

- e. Retired Adults – nine (9)

2. **SCHOOL IMPACT**

The Old Bridge Township School District is quite large, containing 12 elementary schools (grades K-5), two middle schools (grades 6-8), and one high school. The District enrollment is approximately 8,900 students. As noted in Section 1 above, it is estimated that three (3) school-aged children would live at any one time in the multi-unit apartment building, and would therefore need inclusion into the School District. This would be a negligible increase of 0.03 percent in the student population. As such, the proposed multi-unit residential apartment building would not have a negative impact on the Old Bridge Township School District, would not necessitate hiring of additional professional staff, nor would it necessitate the need for facility expansion. In fact due to the approximate amount of money spent per pupil by the District, relative to property tax income for the Township, there will actually be a revenue benefit for the Township (see Section 6, Financial Impact).

3. **FACILITIES IMPACT**

a. **Public Water Facilities** – The Old Bridge Municipal Utilities Authority (OBMUA) was created in 1985, and is responsible for water treatment and distribution (as well as waste water treatment and collection, below) to Township residents. The OBMUA is a public entity, however it is funded entirely by revenues related to water and wastewater operations. OBMUA is the only purveyor of water in the Township of Old Bridge, and as of June 2, 2015 provides approximately 27,664 equivalent domestic consumer units in the Township, with water service representing approximately 98% of users in the Township. The OBMUA's water facilities were principally constructed during the years 1955 through 1965 and 1983 through 2015. The overall condition of the

facilities may be classified as good, and the OBMUA has an ongoing capital program for facilities in need of rehabilitation.

The Authority's present Water System facilities consist of eight wells, two water treatment plants (Browntown, located at the intersection of Route 9 South and Throckmorton Lane; and Old Bridge, located at Oak Street), eight available storage tanks and three pressure booster stations. All water supply service areas, which cover approximately three-quarters of the area available for development in the Township, are interconnected via an extensive distribution system. The rated capacities of the Authority's two water treatment plants are 5.0 million gallons per day (mgd) for the Browntown plant and 3.0 mgd for the Old Bridge plant. On November 17, 1986, the Authority entered into an agreement with the Middlesex Water Company (MWC) for the purchase of up to 9.0 mgd of finished water. Additionally, the Authority has emergency interconnections with Perth Amboy, Monroe, Aberdeen and the Marlboro Municipal Utilities Authorities.

The owner/operator of the proposed multi-unit residential building will be invoiced at rates typically charged to OBMUA users for water treatment and distribution. It is anticipated that the approximately 102 maximum residents (0.37% of the 27,664 OBMUA users for 2015) of the proposed multi-unit residential building will not have a negative impact on the OBMUA's water treatment and distribution system, and that expansion of such facilities will not be necessary.

b. Public Sewerage Facilities – The OBMUA is also responsible for waste water treatment and collection. As of June 2, 2015, OBMUA was responsible for 26,793 equivalent domestic consumer units with sewage disposal services, and provides such services throughout the Township.

The Sewer System consists of two major components: the piping conveyance facilities and pumping stations. The OBMUA owns, operates and maintains thirty-seven

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sewage pumping stations, which includes one ejector station. Under an ongoing agreement between OBMUA and the Middlesex County Utilities Authority (MCUA), the MCUA is responsible to treat sewage collected within the Township and discharged by the OBMUA to the MCUA. Under the MCUA Agreement, the OBMUA discontinued treatment and conveys all sewage collected by it to the MCUA for treatment.

The owner/operator of the proposed multi-unit residential building will be invoiced at rates typically charged to OBMUA users for waste water treatment and collection. It is anticipated that the approximately 102 maximum residents (0.38% of the 26,793 OBMUA users for 2015) of the proposed multi-unit residential building will not have a negative impact on the OBMUA and MCUA facilities, and that expansion of such facilities will not be necessary.

c. Recreational Facilities – Old Bridge Township residents currently have access to the following parks and facilities: Pension Road Park Field, Veterans Park, South Old Bridge facility, Fox Street Field, Higgins Road Park, Ticetown Road Park, Central Park, Pauls Beach, Raritan Bayfront Park, Seidler’s Beach, Geick Park and Rose Farm. These parks offer such facilities as soccer/lacrosse and baseball fields (some with lights), basketball courts (some with lights), tennis and handball courts, playgrounds, walking/jogging trails, fishing jetties, bocce and shuffle board courts, volleyball courts, and restrooms. Passive recreation is also available at certain locations. These parks total approximately 290 acres in size. In addition, the municipal complex offers a civic center and ice arena. Due to the multitude of recreational facilities within the Township, it is anticipated that the approximately three (3) school-aged children and 82 adult people who will live in the proposed multi-unit residential building will not have a negative impact on recreational facilities; expansion to recreational facilities is not anticipated.



d. Library Facilities - Old Bridge Township is served by two libraries within the Township. The Central Branch is a large, modern, well equipped facility located at One Old Bridge Plaza. There is also the Laurence Harbor Branch at 277 Shoreland Circle in the Laurence Harbor section of the Township. Residents also have access to a multi-county library system known as LMxAC. LMxAC is a nonprofit membership organization providing a wide range of services to its member libraries, of which Old Bridge Township libraries are a member. Due to the fact that Old Bridge Township residents currently have access to two libraries within the Township, and also LMxAC, it is anticipated that the approximately three (3) school-aged children and 82 adult people who will live in the proposed multi-unit residential building will not have a negative impact on the library system; expansion to the library system is not anticipated.

4. SERVICES IMPACT

a. Police Protection – The Old Bridge Township Police Department (PD) was established in 1942 by an act of the Township Committee. The PD's current location is at Rt. 516 and Cottrell Road, and has the following personnel structure: one Chief of Police, four Captains, eight Lieutenants, fifteen Sergeants, and multiple Detectives and Patrol Officers. Organizational structure includes the Patrol Bureau, Detective Bureau, Traffic and Safety Bureau, Administration Bureau, Special Police, Records Bureau, Auxiliary Police, and Special Operations Bureau.

Currently, Old Bridge Township has a population of approximately 66,000 people. It is anticipated that the approximately 102 maximum residents (0.15% of the current population) of the proposed multi-unit residential building will not have a negative impact on the Police Department's ability to serve the community, and that additional PD facilities or personnel will not be required. However, the expanded property tax base provided by the residential units will help to fund any overall necessary personnel or facilities expansion.

b. Fire Protection – The Old Bridge Volunteer Fire Company services the 42 square miles of Old Bridge Township, and is divided into four fire districts: South Old Bridge Fire Company, Cheesequake Volunteer Fire Company, Laurence Harbor Volunteer Fire Company, and the Madison Park Volunteer Fire Company. The proposed multi-unit residential building is located less than one-half mile from the Cheesequake Volunteer Fire Company, also located on N.J. State Highway Route 34. As such, it is likely the Cheesequake Volunteer Fire Company would normally service the multi-unit residential building (though as necessary, any of the four districts would service emergency needs).

Currently, Old Bridge Township has a population of approximately 66,000 people. It is anticipated that the approximately 102 maximum residents (0.15% of the current population) of the proposed multi-unit residential building will not have a negative impact on the Old Bridge Volunteer Fire Company's readiness to respond in emergency situations, or service other non-emergency needs, and that additional volunteer facilities or personnel will not be required. However, the expanded property tax base provided by the residential units may help to fund some necessary personnel or facilities expansion, and as well possibly provide new volunteers for the Fire Department.

c. Solid Waste Disposal - Old Bridge Township does not provide sanitation services for household solid waste or bulk items such as furniture, etc. Sanitation/solid waste services are provided by following commercial companies, and the owner of the proposed multi-unit residential building has the option of contracting with any one of them: Waste Management, Solterra Solutions, and Republic Services. Since these are privately owned companies, the addition of the approximately 102 maximum residents will not negatively impact Old Bridge Township services.

The Middlesex County Improvement Authority (MCIA) provides bi-weekly curbside recycling collection within Old Bridge Township. The owner of the proposed

multi-unit residential building will need to provide recycling bins, etc, for residents, and coordinate with the MCIA for collection. Since recycling collection is provided by Middlesex County, the addition of the approximately 102 maximum residents will not negatively impact Old Bridge Township services.

d. Street Maintenance Services – The proposed multi-unit residential project fronts the State owned and operated, N.J. State Highway Route 34. As such, Route 34 will be maintained by the N.J. Department of Transportation. In addition, the private roadway and parking internal to the multi-unit residential building will be maintained (ex.: plowing and repairs) by the property owner, and effectively paid for by renters. Due to the above, street maintenance services will not be required from Old Bridge Township, and its Public Works Department will not be negatively affected.

5. TRAFFIC IMPACT

Old Bridge Township ordinance requires 1.75 parking spaces per residential unit. The owner/applicant is proposing 1.8 parking spaces per unit, or a total of 47 parking spaces (a mix of covered and uncovered). It is therefore assumed that a maximum of 47 vehicles would be added to N.J. State Highway Route 34 and local roads over a twenty four (24) hour period. 47 additional vehicles over a 24 hour period should be considered negligible (for a Township of approximately 66,000 residents), which will not impact the adjacent and local road network. A separate in-depth traffic study has previously been submitted by the applicant, and should be reviewed for further detail. Old Bridge Township should not be negatively impacted by the additional vehicles.

6. **FINANCIAL IMPACT**

An assessment was undertaken to estimate yearly property taxes to be paid by the owner/applicant, Brightpoint Housing, LLC, to Old Bridge Township. The property is located in the Township's District 2 for property tax assessment purposes. It is estimated that yearly rental receipts for the 26 unit apartment building will be \$700,000.00 (calculated by anticipated monthly rental rates of each unit, multiplied by number of studio, one bedroom, and two bedroom units). Per discussions with the Old Bridge Township Tax Assessor's office, \$700,000.00 in yearly rental receipts indicate an approximate market value of \$16,500,000.00 for the multi-unit apartment building. The \$16,500,000.00 was then multiplied by the township ratio of 41.11 percent (as supplied by the Tax Assessor's office), to achieve a property tax assessment value of approximately \$6,800,000.00. The \$6,800,000.00 was then multiplied by the property tax rate of 5.199 percent for District 2 of the Township, which equals approximately \$353,000.00 in property taxes per year to be paid by Brightpoint Housing, LLC, to Old Bridge Township ( $\$16,500,000.00 \times 0.4111 \times 0.05199 = \$353,000.00$  in property taxes per year). *Note that these figures are calculated on 2020 tax rates, and all dollar figures are approximate and subject to change.*

Per pupil student spending by Old Bridge Township is approximately \$13,933.00. This figure multiplied by the three (3) additional school age children expected to live at any one time in the proposed residential apartment building (see Section 2. School Impact) equals \$41,799.00 (rounded to \$41,800.00) extra per year to be spent by Old Bridge Township to educate the three students. As noted above, yearly property tax income for the Township will be approximately \$353,000.00 per year, which is in excess of the \$41,800.00 by \$311,200.00 per year. This excess amount of \$311,200.00 per year can be utilized by Old Bridge Township as necessary to assist in paying for other services provided by local government such as recreational and library facilities, or fire and police protection.

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As previously discussed, municipal services such as police and recreation should be minimally impacted by the proposed multi-unit residential apartment building. As such, a vast majority of the yearly municipal tax revenue realized from this project will aid Old Bridge Township with overall Municipal operations, and is of economic benefit to the Township.

**SUMMARY**

The proposed multi-unit residential apartment building, which is proposed in an existing residential area, should have little or no negative impact on necessary community services and infrastructure. As previously discussed, existing services and infrastructure such as sewer, water, streets and highway systems, schools, police, fire, recreation and library facilities, should be adequate to accommodate the proposed apartment building. In addition, the proposed apartment building will bring an important ratable to Old Bridge Township, expanding its tax base with minimal additional services cost to the Township. The proposed facility will benefit Old Bridge Township.

**BIBLIOGRAPHY**

Old Bridge Township website: <https://www.oldbridge.com/>

Old Bridge Municipal Utilities Authority website: <https://www.obmua.com/>

South Old Bridge Volunteer Fire Company website: <https://sobfd.com/history/>

Cheesequake Volunteer Fire Company website: <http://www.cheesequakefire.com/>

National Multifamily Housing Council website: <https://www.nmhc.org/research-insight/quick-facts-figures/quick-facts-resident-demographics/renters-and-owners/>

Federal Housing Administration website:

[https://www.hud.gov/program\\_offices/housing/fhahistory](https://www.hud.gov/program_offices/housing/fhahistory)

Old Bridge Township Public Schools website: <https://www.oldbridgeadmin.org/>

N.J. Department of Education website: <https://rc.doe.state.nj.us/1516/23/3845/000.html>

Wikipedia website: [https://en.wikipedia.org/wiki/Old\\_Bridge\\_Township\\_Public\\_Schools](https://en.wikipedia.org/wiki/Old_Bridge_Township_Public_Schools)

Local School Directory.com website: <http://www.localschooldirectory.com/district-schools/233845/Old-Bridge-Township-School-District/NJ>

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**APPENDIX A**

RESUME OF PREPARER

***PROFESSIONAL EXPERIENCE AND QUALIFICATIONS OF:***

DAVID C. KRUEGER, PRESIDENT  
ENVIRONMENTAL TECHNOLOGY INC.  
Wetland Scientist, Biologist, Regulatory Manager

**EDUCATION**

Rutgers University, Cook College, Bachelor of Science, Natural Resource Management,  
New Brunswick, New Jersey

**PROFESSIONAL QUALIFICATIONS:**

**President**, Environmental Technology Inc., Chester, New Jersey. Over 30 years experience in environmental impact assessment, ecological studies and aquatic studies. Founded environmental consulting firm specializing in wetlands, regulatory compliance, and a variety of environmental assessment services.

Mr. Krueger's experience has included the identification of wetlands and all related research. Mr. Krueger is adept at the utilization of the Federal Manual for Identifying and Delineating Jurisdictional Wetlands as well as the U.S. Army Corps of Engineers Manual. Mr. Krueger is also certified by the U.S. Army Corps of Engineers as a Wetland Delineator after having passed both a written test and field examination. He is also acknowledged as a Professional Wetland Scientist by the Society of Wetland Scientists. Mr. Krueger has provided detailed wetlands delineations on sites ranging from less than one acre in size to those of over 1,500 acres. He is experienced in all facets of the permitting systems regarding wetlands for the State of New Jersey and the United States. He has formulated in depth reports for both the New Jersey Department of Environmental Protection as well as the U.S. Army Corps of Engineers.

Mr. Krueger's professional experience also includes aquatic ecosystem studies for both the public and private sector. Studies have been performed for the New Jersey Department of Transportation, the State of New Jersey as well as local municipalities. Studies have included benthic macroinvertebrate sampling; fish netting and trapping; electrofishing; water quality sampling; and laboratory analysis and evaluation. These studies have been prepared for future fisheries management, habitat analysis, environmental impact statements, major roadway construction, natural resource inventories and lake dredging.

Mr. Krueger has also prepared and directed the preparation of environmental impact statements for both the public and private sector. These reports have included the compilation of in-depth fieldwork and literature review to assess the existing environmental conditions and expected impacts of a diversity of projects. These studies



## **PROFESSIONAL QUALIFICATIONS (CONT.):**

as well as other studies have been performed in New Jersey, New York, Pennsylvania and Massachusetts.

As president of Environmental Technology Inc., Mr. Krueger has provided expert testimony regarding wetland studies, aquatic studies, habitat assessment, environmental impact statements and wetland methodology. Mr. Krueger has been qualified as an expert witness before numerous municipal boards throughout New Jersey; Middlesex County Court and County Tax Courts.

## **CERTIFICATIONS**

Professional Wetland Scientist, No. 000662, Society of Wetland Scientists Certification Program, Inc.

Certified Wetland Delineator, Department of the Army, Baltimore District, U.S. Army Corps of Engineers. Certificate No. WDCP94MD03101146B

## **PROFESSIONAL MEMBERSHIPS**

Society of Wetland Scientists  
Association of State Wetland Managers

## **CONTINUING PROFESSIONAL EDUCATION**

Identifying New Jersey's Wetlands  
Understanding Soil Conditions of Wetlands  
Hydrology of Wetlands  
Wetland Systems of the Northeast  
Pocono Environmental Education Center-Plant Identification  
Wetland Jurisdictional Determination Seminar  
New Jersey Freshwater Wetlands Regulations  
New Jersey Department of Environmental Protection Permit Seminar

## **ARTICLES**

"What Impact Will the Newly Revised Freshwater Wetlands Regulations Have on New Jersey Development," Tri-State Real Estate Journal, April 24, 1992.

## **SELECTED PERMITTING/WETLAND STUDIES**

- \* 300 Acre Transit Village, North Brunswick, NJ, Wetlands Delineation, Permitting
- \* Wireless Facility, Evesham Township, Burlington County, NJ
- \* 250 acre parcel in Sparta, NJ – Residential development; Wetlands Delineation, Permitting
- \* 250+ unit development in Chesterfield, NJ – Wetlands Delineation, Permitting
- \* Wireless Facility, Pennsville Township, Salem County, NJ
- \* Retail shopping center in Raritan, NJ – Wetlands Delineation, Permitting
- \* Wireless Facility, Greenwich Township, Cumberland County, NJ
- \* 500 acre golf course in Bedminster, NJ, Wetlands Delineation
- \* Freezer Plan, Elizabeth/Linden, NJ, Waterfront Development, Wetlands Permitting
- \* 150 acre parcel in Andover, NJ, - Residential development; Wetlands Delineation, Permitting
- \* Large residential development in Montgomery, NJ – Wetlands Delineation, Permitting
- \* 200 acre parcel in Alexandria, NJ, - Residential development, Wetlands Delineation, Permitting
- \* Multi-unit townhouse development, Allendale, NJ – Wetlands Delineation, Permitting
- \* 300+ unit residential development, Livingston, NJ – Wetlands Delineation, Permitting
- \* Large retail development, Readington, NJ – Wetlands Delineation
- \* Single family dwelling, Mendham, NJ – Wetlands Delineation, Permitting
- \* Multi-family residential development, Florham Park, NJ – Wetlands Delineation, Permitting
- \* Commercial development, Hope, NJ – Wetlands Delineation, Permitting
- \* Sixteen lot residential subdivision in Mendham Township
- \* Commercial redevelopment project in Readington Township
- \* Seventeen lot residential subdivision in Mount Olive Township
- \* Benthic Macroinvertebrate Study in Morris Township

## **SELECTED PERMITTING/WETLAND STUDIES (CONT)**

- \* Seventeen lot residential subdivision in Montgomery Township
- \* Eight lot residential subdivision in Bernards Township

## **SELECTED ENVIRONMENTAL IMPACT ASSESMENTS/STATEMENTS**

- \* Black Oak Golf Course, Washington Township, Morris County, NJ
- \* Thirty two lot residential subdivision in Andover Township, Sussex County, NJ
- \* Walmart, Readington Township, Hunterdon County, NJ
- \* Hotel Development, Rockaway Township, Morris County, NJ
- \* Twenty seven lot residential subdivision in Andover Township, Sussex County, NJ
- \* House of Worship, Readington Township
- \* Residential Development, Berkeley Heights Township, Union County, NJ
- \* 96 Unit apartment development, Haledon, NJ
- \* 145 Unit high rise development, Bayonne, NJ
- \* Eight lot residential subdivision, Freehold, NJ

## **EXPERT TESTIMONY**

- \*Andover Township Planning Board
- \*Andover Township Board of Adjustment
- \*Berkeley Heights Township Planning Board
- \*Berkeley Heights Township Board of Adjustment
- \*Bernards Township Planning Board
- \*Bernards Township Board of Adjustment
- \*Bernardsville Borough Board of Adjustment
- \*Chester Township Planning Board
- \*Chester Township Board of Adjustment
- \*Dunellen Borough
- \*Essex County Tax Court
- \*Franklin Lakes Borough Planning Board
- \*Franklin Lakes Borough Board of Adjustment
- \*Franklin Township (Hunterdon Co.) Planning Board
- \*Frelinghuysen Township Planning Board

## EXPERT TESTIMONY (CONT.)

- \*Greenwich Township Board of Adjustment.
- \*Harding Township Board of Adjustment
- \*Harding Township Planning Board & Environmental Commission
- \*Holland Township Planning Board
- \*Hope Township Planning Board
- \*Hunterdon County Court
- \*Jefferson Township Board of Adjustment
- \*Kinnelon Borough Planning Board
- \*Lafayette Township Planning Board
- \*Lebanon Township Board of Adjustment
- \*Long Hill Township Planning Board
- \*Maurice River Township Land Use Board
- \*Mendham Township Planning Board
- \*Mendham Township Board of Adjustment
- \*Mendham Borough Planning Board
- \*Mendham Borough Board of Adjustment
- \*Millburn Township Planning Board
- \*Montvale Borough Planning Board
- \*Morris County Tax Court
- \*Morris Plains Borough Board of Adjustment
- \*Mount Olive Township Planning Board
- \*New Jersey Department of Environmental Protection, Public Hearing
- \*New Providence Borough Planning Board
- \*Newton Planning Board
- \*Peapack-Gladstone Borough Planning Board
- \*Pequannock Township Planning Board
- \*Roxbury Township Planning Board
- \*Roxbury Township Board of Adjustment
- \*South Brunswick Township Board of Education
- \*South Brunswick Township Board of Adjustment
- \*Sparta Township Planning Board
- \*Superior Court, County of Middlesex
- \*Tewksbury Township Planning Board
- \*Tinton Falls Borough Planning Board
- \*Union Township Planning Board
- \*Upper Saddle River Planning Board
- \*Warren Township Board of Health
- \*Warren Township Planning Board
- \*Washington Township Board of Adjustment
- \*Washington Township Planning Board
- \*Watchung Borough Board of Adjustment
- \*West Paterson Borough Planning Board
- \*Wayne Township Planning Board
- \*White Township Planning Board
- \*Wyckoff Township Planning Board