

INDEPENDENCE

FRANK ARET

TOWNSHIP

N.J.

MASTER PLAN

1982



P. DAVID ZIMMERMAN
PROFESSIONAL PLANNER

MASTER PLAN - TOWNSHIP OF INDEPENDENCE, N.J.
ADOPTED JULY 19, 1982

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INDEPENDENCE TOWNSHIP

MUNICIPAL BUILDING • GREAT MEADOWS, R.D., NEW JERSEY 07838
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June, 1982

Residents:

The 1982 Master Plan for Independence Township presents the findings and recommendations of your Planning Board concerning the future development of the community. The Plan represents an update of an earlier master plan which was prepared in 1977.

Independence's Master Plan is designed to serve both public and private interests as a guide for future actions. The Board has worked closely with many public officials and groups and to all who assisted in these efforts, we express our sincere appreciation.

Although the final responsibility for implementing the Plan rests with various public and private interest, the participation, understanding and support of all of the Township's citizens is indispensable in ensuring the successful completion of this undertaking. Therefore, all are encouraged to review the Plan and contribute their views in the interest of promoting a sound and meaningful program for the future of Independence.

Township of Independence Planning Board

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Independence Township is located in the northeastern section of Warren County. It is traversed by Route 46 in an east-west direction from the Hackettstown boundary to the Liberty Township boundary. The location of the Township, with respect to westward growth in New Jersey, indicates that Independence will experience slow but sustained growth for the foreseeable future.

The Township contains approximately 20 square miles with a geography that varies from extremely flat, glacial lake bed area to a very steep, rocky outcrop of bedrock. Historically, Independence Township has had a rural and agricultural background. The presence of Hackettstown, located just to the east, which served as a regional commercial center, reinforced the agricultural economic base in Independence Township.

More recently, Independence has been experiencing suburban development. Most of this newer suburban type housing has developed taking advantage of the natural rural beauty of Independence Township and its close proximity to Hackettstown. Today, Hackettstown serves as a regional commercial and Civic Center for the area.

MASTER PLAN METHODOLOGY

This Master Plan document is the result of a coordinated and comprehensive effort undertaken by the Township of Independence Planning Board and the Planning Consultant.

The Planning Consultant and Planning Board have had numerous meetings to discuss each of the elements and chapters contained herein. The resultant document represents a distillation of the opinions and consensus arrived at during these meetings. In addition to these joint efforts, the Planning Consultant undertook several planning and zoning studies necessary to the completion of the Master Plan. First, and most important, has been a land use survey of the municipality. This survey consisted of noting, in the field, the use of each property in town. This information has been tabulated and is contained in both narrative and map form in this document. Second, the consultant undertook various population and housing studies which have been discussed by the Township Planning Board. Third, special studies for several areas in the Township were undertaken by the Consultant and discussed by the Planning Board.

Lastly, individual property owners presented reports and comments which were studied by both the Board and Consultant.

This plan represents the third Master Plan type document for Independence. In 1964 and 1965, the Township prepared its first community master plan. In 1977, a second master plan was published. That plan utilized natural resources information as a significant determinant of future land use. It also introduced to Independence the responsibility of the community to meet its

fair share of housing needs by providing a broad range of housing opportunities.

This third Master Plan represents a modification to those earlier documents. It has been undertaken as mandated by the Municipal Land Use Act which requires that municipal Master Plans periodically be reviewed, updated and modified as needed. This plan places much more significance upon the capacity of natural resources in the Township to support future population and economic activities. It continues to recognize the responsibility of Independence towards balanced housing opportunities. The plan does make adjustments in land use patterns to reflect both changing societal needs and reevaluation of land use policies by the Planning Board. The Master Plan also relates Township policies for land use with those of surrounding municipalities, Warren County and the State.

This plan contains the following chapters: natural conditions, population, existing development, utilities, housing plan and land use plan. While the Municipal Land Use Law requires a complete land use plan element as sufficient to substantiate the zoning ordinance, a fuller plan, with the added elements cited above was undertaken by the Planning Board and planning consultant.

The Master Plan is a general, yet comprehensive plan to provide guidance for the resolution of day-to-day problems of community development and redevelopment and to prescribe the long-range use of land in keeping with its physical limitations and with the social well-being of the residents of the Township of Independence.

The goals and objectives of the Master Plan are:

- To provide adequate open space, light, air and otherwise a clean environment;
- To ensure that development of Independence is in harmony with its neighbors.
- To provide for the appropriate housing requirements for residents of the Township as well as the region;
- To provide for a "mix" of land uses, residential, commercial industrial, recreational, etc., in keeping with environmental limitations;
- To encourage conservation of open space and the preservation of natural resources;
- To encourage the use of the best features of design and layout of each particular site whether for residential, commercial, industrial or recreational purposes.
- To protect and encourage the continuation of agricultural activities where they now exist in the community;
- To protect historical and scenic areas through the preservation of stream valleys and selected wooded areas for permanent open space.

The physical characteristics of land in the Township of Independence are an important part of the Master Plan as they establish the parameters for land use development. Areas, for example, which exhibit flooding should be constrained from full development as should areas of steep slope formations.

The study of the natural conditions existing in an area also provides valuable information for use in analyzing past development. The major natural conditions affecting Independence Township are climate, soils, the topography of the area, its geology and its ground water and surface drainage.

CLIMATE

The climate of Independence Township is categorized as humid continental. Climatic conditions are characterized by temperatures ranging from below 0° to above 100° and an annual precipitation normally between 40 and 60 inches. During the winter, weather conditions are usually produced by cold polar air masses moving down from Canada and, in the summer months, the circulation of air is such that tropical air masses move into the Township from the south and southwest.

The average date of the first annual freeze is about October 13 and, that of the last, is April 26, yielding an average growing season of 170 days. The season during which measurable quantities of snow are likely to fall extends from about October 15 to April 20.

During the snow season, an average of 50 inches of snow will fall and single snowfalls of more than 10 inches are only an occasional occurrence.

Independence Township is near enough to the paths of the storms, which cross the Great Lakes region and pass down the St. Lawrence Valley, to receive part of its precipitation from that source. However, the heaviest general rains are produced by coastal storms of tropical origin.

The number of days a month with measurable precipitation averages 8 for each of the Fall months and 9 to 12 for the other months of the year. The yearly average is 120 days. Sunshine can be expected at least 50 percent of the time.

The invigorating climate of Independence Township, with marked changes in the weather, generally, neither extreme nor severe, provides an excellent setting for industrial, commercial and residential development.

TOPOGRAPHY

The topographical features of Independence Township are shown on the map entitled "Topography". The data for this map was

taken from the U.S. Geological Survey Series obtained from the New Jersey Bureau of Geology and Topography. Contour lines are at 20-foot intervals and major water courses are clearly indicated.

RELIEF

The relief or topography of any particular area has a major effect upon its growth and development. By studying the topographic map, one can identify the general nature of the land form, the direction of ridges and valleys and the areas of high relief. The topography map is also used in the determination of watershed boundaries and the delineation of minor watersheds.

The relief found in the Township today is the sole result of differential weathering and erosion. The more resistant rock formations form the mountain ridges and the softer, more soluble rocks form the valley floors. The Jenny Jump Mountain, in the northwesterly border of the Township, is believed to be the result of a block of Precambrian Crystallines that was uplifted high in a mountain range southeast of the County and, then, transported in a northwesterly direction to its present position. Elevations in the Township vary from a low of 500 feet above MSL (Mean Sea Level) at the Pequest River at the western boundary of the Township to 1,134 feet above MSL at a point in the Jenny Jump Mountain.

The major streams of the area are the Pequest River, Bacon Run Creek, Trout Brook, Pohatcong Creek and Hatchery Brook. All the drainage from the Bacon Run Creek runs to the Pequest River. The rest find their way to the Musconetcong River with the exception of the Pohatcong Creek, which drains directly into the Delaware River.

SLOPES

The map entitled "Slope" indicates the degree of inclination caused by the varying topography of the Township. The slopes delineated are divided into three classes; each of which is important to future land development: 0-5 percent, 5-15 percent and over 15 percent. From these three delineations, one can see whether land is economically buildable or not and each category of degree of slope has specific economic and design importance.

The data for the map was taken from the U.S. Geological Survey Series, Topographic Maps, at 20-foot intervals. The closer the contour lines are to each other, the steeper the slope, or, the farther apart the contour lines, the flatter the slope. The percentage of slope is the amount of vertical change every 100 feet. The darker area indicates the steeper slope.

Land which falls into 0-5 percent category is, generally, the best land for development, provided good soil conditions exist. 4,889.6 acres or 40 percent of all land in the Township lies in this slope range. But, 2,500 acres or 50 percent of this land is muckland. Therefore, proper site locations for industrial, residential and commercial land uses in this slope delineation are limited.

Land falling into the 5-15 percent category is, generally, considered to be developable, but there are constraints and definite design standards should be required. Approximately 4,278.4 acres or 35 percent of all land in the Township lies within this range of slope. Generally, this land is suited for lower density development than would be the case in flatter land.

Except for rare instances, slopes over 15 percent are not developed to any great degree of intensity. Approximately 3,056 acres or 25 percent of the land in the Township falls into this category.

Slope, therefore, is important not because it hampers development but because different degrees of slope indicate different types and intensities of land use. Thus, it is advisable for Independence to incorporate design criteria into the land development ordinance which would set standards for development upon steeper sloped property. This implementation tool is commonly referred to as a slope modification factor. Essentially, the steeper the slope of property the larger the lot needed for building purposes.

GEOLOGY

The Township is located in the New Jersey Highlands, which consist of several broad, hilly to rolling-topped ridges of gneiss rising 800 to 1,200 feet above mean sea level. Jenny Jump Mountain, which has several ridges of Precambrian Crystallines rising over 1,000 feet above mean sea level, is a rugged, isolated ridge that encompasses over 10 percent of the Township. The remaining topographical features that make up the Township are the Mucklands, composed of unconsolidated glacial material, and the Pequest River Valley, which runs east-west through the northern part of the Township, composed of limestone and unconsolidated glacial material.

GEOLOGY AND WATER SUPPLY

While it is not possible to predict the exact depth and yield of a new well in a certain location, some general indication about depth and yield on a general basis can be gained. For example, with some exceptions, most wells in the limestone areas have good yields while those in slate or gneissic geologic for-

mations are low producers. However, wells in the limestone areas are more easily polluted. Well information is essential in deciding on the location of uses which require large amounts of water and where water supply must come from subsurface sources, such as certain industrial or institutional uses or concentrations of population. Almost all potable water in Independence Township emanates from groundwater wells.

The groundwater reservoir is usually preferable to surface water as a water supply. Development and treatment costs are relatively low and the yields, as well as quality and temperature, are relatively consistent. Evaporation losses are minimal. Favorable geologic conditions include permeable or fractured rock, a high relative water table elevation and favorable structural alignments.

Independence Township is predominantly underlain with Precambrian Crystalline, limestones and Hardyston Sandstone, each of these formations running, generally, southwest-northeast.

The Precambrian Crystalline rocks are the oldest of the rock formations existing in New Jersey. They were formed from sediments weathered from older formations, lava flows and intrusive igneous rocks. Formations of granite, gneiss and marble make up this unit, along with the Hardyston Sandstone which is of Cambrian age.

The rocks in this group have been subjected to much folding and faulting, and the yield of a well tapping in these formations depends largely on the size and number of intersecting fractures encountered by the well. These fractures tend to get tighter as depth increases and it is seldom worthwhile to drill deeper than 300 feet for a well in this formation. If sufficient yield is not obtained within the first 300 feet, serious consideration should be given to drilling a second well with the hope of intersecting more fractures.

Yields from the Precambrian are moderate in volume. Of 15 wells tabulated, the average yield was 19 gpm, the median 15 gpm, the maximum 78 gpm and the minimum 2 gpm.

The Hardyston Sandstone is a thin formation approximately 200 feet thick and is exposed in narrow bands in the central portion of the Township in a northeast-southwest direction. It consists of sandstone of variable hardness usually containing feldspar with local beds of conglomerate and slate.

The central and easterly portion of the Township is underlain with limestone. The dominant underlain formation of limestone is Kittatinny Limestone with a small portion of Franklin Limestone on the easterly edge of the Township.

Kittatinny Limestone consists of three beds of limestone approximately 2,300 feet thick. The upper contains gray or blue, cherty, magnesian limestone; the middle, light and dark medium bedded limestones with some fossils; the lower is massive blue, blue-gray limestone with yellowish or silvery shale.

The Franklin Limestone formation of unknown thickness is a coarse to fine grained marble, varying in color from white to black.

The Kittatinny Limestone formation is, at the present time, a productive aquifer for high-yielding wells. Four wells tapping the Kittatinny Limestone were tabulated; yields ranged from 4 gpm to 238 gpm, with the average being 59 gpm and the median 20 gpm. Well diameters ranged in size from 6 inches to 8 inches and the deepest well was reported to have a depth of 300 feet.

Virtually no primary permeability or porosity exists in the Kittatinny Limestone and the groundwater must move through the joints and fractures existing in the rock. The limestone is also susceptible to the dissolution action of water flowing through it. Over an extensive period of time, large solution channels and caverns are developed.

Solution channels are more readily found in the valleys and depression along stream channels. Faults in the rock are usually unproductive due to the recementing of the fault breccia, however, wells penetrating the sheer zone areas adjacent to the faults should encounter water in plentiful supply. These zones contain large numbers of unbrecciated fractures which tend to become enlarged by groundwater solution, thereby, forming sizable solution channels and caverns. The water obtained is moderate to very hard and softening may be required. Due to the possibility of water travelling long distances in solution channels without the action of natural purification taking place, the sanitary qualities of water obtained from the Kittatinny Limestone formation must be considered less than ideal.

Because of the necessity of adequate zoning in rural areas such as Independence Township, where homes and industries must depend on individual wells and septic systems, estimates of water availability and pollution probability of the various formations have been made by the Bureau of Geology and Topography in Bulletin 73.

The Bureau of Geology and Topography has recommended, for each single-family dwelling unit, that 500 gallons of water per day be available. This figure is based on the availability of any geologic formation to recharge and store rainfall. Withdrawal beyond the maximum productive capacity of a geologic formation will result in the drying up of rivers, streams and lakes because of a serious drop in the groundwater level.

GROUNDWATER YIELD OF GEOLOGIC FORMATIONS
INDEPENDENCE TOWNSHIP, N.J. 1982

Geologic Formation	Area: Acres	Sq. Miles	Max. Prod. Capacity (gdp/sq.mi.)		Dwelling Units	Acres Per Dwelling Unit
			Normal Period			
Resistant Crystallines	6,286	9.82	100,000		1,964	3.2
Kittatinny Limestone	1,472	2.30	250,000		1,150	1.3
Glacial Deposits	4,106	6.42	200,000		2,568	1.6

Source: N.J. Bureau of Geology and Topography - Bulletin 73.

In using this figure, 500 gpd/DU, for Independence Township, along with the maximum productive capacity and acreage of each geologic formation, a maximum number of dwelling units was calculated for each geologic formation. This information is presented in the table: Groundwater Yield of Geology Formations - Independence Township, N.J. 1982. This maximum number of dwelling units would not apply where a public water supply and/or a central sewage system is installed. Interpretation of the Groundwater Yield table indicates that approximately 50 percent of Independence Township is characterized by geology with a poor yield to support even moderate density homes or non-residential uses which would make demands on groundwater supply. In general, this geology, resistant crystalline, can support one home on 3.2 acres. The Kittatinny Limestone and glacial deposit areas can support 1.3 and 1.6 acre parcels for a single-family home, respectfully.

Current zoning in the resistant crystalline area permits one home on one acre. Full development of this area would place more demands on the groundwater than could be supplied. Similarly, but to a lesser degree, the full development as presently zoned of the Kittatinny Limestone and glacial deposit areas would also deplete the groundwater supply. Based upon the availability of groundwater supply to meet the needs created by full development of both existing and future housing, population numbers and densities in Independence Township must be reduced. One effective form of bringing development and groundwater supply into synchronization would be to require larger sized lots for homes. Another method would be to provide for a public water system. This last alternative is not feasible for other than a few low elevation areas proximate to Hackettstown which could be served by the Hackettstown Municipal Utilities Authority. For the remaining part and overwhelming majority of Independence Township, a public water system is not feasible and homes, industries and commercial enterprises will continue to utilize groundwater sources.

DRAINAGE

The development of any region probably depends more upon water than upon any other single factor. In fact, most environmental problems are concerned with water; too much can be more of a problem than too little. Dams and levees are often used to control the flow of water and prevent flood damage, however, natural flow systems may be modified by man for reasons other than development or control of water resource. Modifications that obstruct natural drainage often are made in the name of "land improvements." In these cases, minor drainage phenomena become greatly magnified and water problems may attain hazardous proportions. The fact remains that flood plains are an expression of a stream's natural channel and the most effective

manner of flood protection is to maintain flood plains in a natural state and restrict development thereon.

In addition to flooding, other major problems caused by improper development to surface water are erosion and sedimentation. Erosion involves the wearing away of soil or rock by moving water and sedimentation involves the transportation of these eroded materials in suspension and their deposition in other areas. Erosion usually becomes a problem when undesirable changes are created in graded areas. Erosion is more active in areas of steep slopes than in flatter areas.

Sedimentation problems usually pick up where erosion problems leave off. The transported material may be a source of contamination in streams, raising water treatment costs and even affecting public health. Siltation may occur in areas where it is undesirable or even a hazard. Sedimentation problems are a function of slope, relief, soil, rock type, the surface water flow and the watershed involved. Changes, such as new development, that effect the velocity of running water will affect the rate of sedimentation. Erosion and sedimentation are also regional problems in that they affect areas far removed from where they begin.

SOILS

One of the most significant factors associated with soils is its ability to absorb or handle septic effluent disposal from individual septic tanks. This is particularly important in Independence Township as almost all property is served by individual wells and individual septs. Public sewers are not anticipated to serve any areas of the Township except for several parcels immediately abutting Hackettstown. The Warren County Soil Survey has classified all soils in Independence Township and has listed their properties and capabilities for a variety of purposes: agricultural production, engineering use and town and country planning. Concerning limitations of the soils for town and country planning, all soils are categorized into three groups of limitations for septic tank absorption fields: slight, moderate and severe. Soils with moderate or severe limitations are usually characterized by frequent flooding, seasonal high water table, slow permeability, lateral seepage above fragipan, steep slope, etc. Essentially, these soils do not have the capability to easily handle septic tank absorption fields. Thus, one method to accommodate development on these soils is to ensure that population is at lower densities.

The map entitled Soils divides the municipality into the three categories for septic tank absorption fields: slight, moderate and severe. Unfortunately, as seen on the map, significant areas of the Township are categorized by soils with severe limi-

tations. Relatively minor areas of the Township have slight limitation. To ensure the safe and healthful functioning of septic fields, it is therefore recommended that problem areas only be developed at lower densities - approximately two (2) acres per home site.

Significant, from a planning standpoint, is the extensive deposit of organic soils, commonly known as the "muckland". These soils occupy approximately 20 percent of the Township and are, generally, deeper than 20 feet except along the perimeter of the old glacial lake which is approximately located by Shades of Death Road and Alphano Road. At the perimeter, the organic material becomes shallow enough to permit building to take place.

The muckland is an unusual natural resource and provides an opportunity for intensive agriculture to be carried on. The area is subject to high water table and some of the area is designated as Flood Hazard area. The soils are subject to wind erosion unless the water table is maintained at a high level and adequate erosion control measures are employed.

These soils are, generally, not suitable for construction of buildings because of the poor foundation support that is characteristic.

Lastly, it is recognized that there are other soil factors which impact upon development including depth to bedrock and height of the water table.

AGRICULTURAL SOILS

There are two types of prime agricultural soils found in Independence Township. The largest amount and most significant is the special soil or muckland in the Great Meadows area. This flat highly organic soil is actively farmed for both vegetables like lettuce, celery, onions and cabbage as well as for sod. Frankly, this soil is a natural resource that should continue to be utilized for agricultural pursuits. Also, throughout the Township are prime agricultural soils used for field crop and vegetable production. These soils are also a valuable natural resource which if developed for subdivision homes or other suburban uses will be lost to farming, forever.

CONCLUSIONS

A wide range of items were analyzed in this natural conditions chapter. These items included climate, topography, relief, slopes, geology, geology and water supply, drainage and soils. As discussed in this chapter, each item has an impact upon both existing and future development. However, it was determined that

the following items were particularly relevant and constitute limiting factors for future land development in Independence Township's slope, geology and water supply and soils.

To ensure proper development of land which has steeper slopes, it is recommended that a slope modification factor be developed and inserted into the implementation ordinances of the Township. To ensure adequate supplies of groundwater exist for future residents and activities in Independence Township, it is recommended that population densities be reduced essentially throughout the Township, but, in particular atop those geology formations which exhibit low groundwater yields. Most of Independence Township is characterized by soils which have severe problems absorbing septic effluent disposal. Thus, lower densities of development are recommended for those problem areas. Of special significance to septic disposal systems is the precarious nature of sewage disposal in areas of Limestone bedrock. The potential for septic pollution is present in those areas. In addition, to avoid unnecessary property damage and to ensure proper drainage and ecological balance, future development must not occur in potential flood hazard areas. Development must also be coordinated with natural drainage characteristics of the landscaping.

Lastly, development should not be encouraged where it will create erosion and sedimentation problems. These problems are a function of slope, soils, rock type, surface water flow and watershed.

The foundation for all planning--public and private--must be based on people: the number to be served now and in the future. Knowing the extent of the future population is important in determining future needs for various land uses. Businessmen need to know the size for future markets. Utilities have to know how many people will require service. Governments must know how many people will be needing schools, sewers, hospitals, water, parks, highways and other public services.

Recently, the US Bureau of Census published 1980 population data and that information is presented and analyzed herein.

Examining 1980 Warren County population and comparing its population growth to other counties in northwestern New Jersey is shown on the table, "Population 1950-1980, Warren County and Selected New Jersey Counties." That table shows that while the County added 10,550 persons between 1970-1980, most other counties in this region absorbed higher numbers of population; the exceptions being Mercer and Somerset Counties which only grew by 3,895 and 4,757 persons respectively.

The table entitled "Population Growth Comparisons 1950-1980, Warren County, Independence Township and Surrounding Municipalities" shows population growth comparisons 1950-1980 for Independence Township and its abutting municipalities. With the exception of Hackettstown, most municipalities, including Independence, contain relatively small population numbers and have very low densities of population. Thus, while the population of Independence from 1940-1980 has almost tripled, the numerical increase of 1,783 is not substantial. Between 1970-1980, the population of Independence increased its greatest amount, 772 persons or 37.5 percent. High growth was also experienced by Alamuchy and Mansfield Townships. These three municipalities, Alamuchy, Independence and Mansfield, by virtue of their easternmost locations, have grown more rapidly than other communities, in Warren County, further to the west. Of these three eastern municipalities, Mansfield grew quite substantially adding 2,234 persons and Alamuchy similarly had an increase of 1,476 persons between 1970-1980. Hackettstown experienced a modest loss in population, 6.2 percent between 1970-1980.

POPULATION CHANGE 1970-1980

Population change is caused by two factors: natural increase and migration. Net natural increase or decrease is the difference between the number of births and deaths, whereas net migration is the difference between the number of people moving in or out of the community.

Population 1950-1980
Warren County and Selected New Jersey Counties

County	1950		1960		1970		1980		Change 1970-1980	
	Number	% of Region	Number	% of Region	Number	% of Region	Number	% of Region	Number	%
WARREN	54,374	9	63,220	8	73,879	7	84,429	7	10,550	14.3
Hunterdon	42,736	7	54,107	6	69,718	6	87,361	7	17,643	25.3
Mercer	229,781	37	266,392	31	303,968	27	307,863	26	3,895	1.3
Morris	164,371	26	261,620	31	383,813	35	407,630	34	23,817	6.2
Somerset	99,052	16	143,913	18	198,372	18	203,129	17	4,757	2.4
Sussex	<u>34,423</u>	5	<u>49,255</u>	6	<u>77,528</u>	7	<u>116,119</u>	10	<u>38,591</u>	<u>49.8</u>
Total	624,737		838,507		1,107,278		1,206,531		99,253	8.9

Source: U.S. Census of Population

Population Growth Comparisons 1950-1980
Warren County, Independence Township and Surrounding Municipalities

	Area in Sq. Miles	1940 Number	1950 Number	Percent Change	1960 Number	Percent Change	1970 Number	Percent Change	1980 Number	Percent Change
Warren County	362.00	50,181	54,374	8.4	63,220	16.3	73,879	16.9	84,429	14.3
Allamuchy	20.10	688	736	16.0	973	32.2	1,084	11.4	2,560	131.2
Frelinghuysen	23.60	715	779	9.0	845	8.5	1,118	32.3	1,435	28.4
Hackettstown	3.30	3,289	3,894	16.0	5,276	35.5	9,436	78.8	8,850	-6.2
Hope	18.80	646	681	5.0	833	68.0	1,140	36.9	1,468	28.8
INDEPENDENCE	19.10	1,046	1,169	12.0	1,509	29.1	2,057	36.6	2,829	37.5
Liberty	12.40	441	529	20.0	760	43.7	1,229	61.7	1,730	40.8
Mansfield	30.10	1,254	1,497	19.0	2,130	42.3	3,546	66.5	5,780	65.0

16.

Source: U.S. Census of Population.

<u>Population Category</u>	<u>Independence Township</u>	<u>Warren County</u>
1970	2,057	73,879
1980	2,829	84,429
Increase 1970-1980	772	10,550
Births	300	10,590
Deaths	206	7,899
Net Natural Increase	94	2,691
Net Migration	678	7,899
Percent of Increase		
Due to Migration	87.8	74.6

Source: U.S. Bureau of Census
N.J. Department of Health

The above table shows the overwhelming majority of growth in Independence Township 1970-1980 due to migration: people moving into the community. Of the 772 population growth during the decade, 87.8 percent was due to migration. Natural increase only resulted in 12.2 percent increase. Contrasted to Warren County, its growth was also substantially a result of migration, 74.6 percent, but, somewhat lesser than that for Independence Township. Natural increase represented 25.4 percent of the population change 1970-1980. For both the County and Independence, migration is the most important factor in population change. It is anticipated that migration will continue to play a dominant role in the next decade, 1980-1990.

Age Groups in Independence and
Warren County (By Percent), For 1970 and 1980

<u>Age</u>	<u>Independence Twp:</u>		<u>Warren County:</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
0-4		7.7	8.3	6.6
5-9		8.7	9.7	7.4
10-14		9.1	9.9	8.5
15-19		8.8	8.7	8.9
20-24		7.1	6.5	7.8
25-34		18.0	11.4	15.8
35-44		13.7	11.7	12.0
45-54		10.2	12.4	10.6
55-64		8.1	10.1	10.3
65+		8.6	11.3	12.1
		100.0	100.0	100.0
Median Age		30.5		31.9
Persons per Household		2.95		2.83

Source: U.S. Bureau of the Census

The table above is a breakout of population in Independence Township compared to Warren County for different age cohorts or age groups. It reveals that the percent of children, persons 14 years old or less is greater in Independence Township than in Warren County, indicating continued demands on schools and classrooms. The number of young adults and people in their early family formation years, ages 25-34 is percentagewise significantly higher in Independence Township than Warren County. Also, the age bracket 35-44 has somewhat higher percent figures than the County. This indicates that Independence Township is populated at this time by homeowners in this age category which is a younger population than the County. This observation is typical of a newly suburbanizing community as opposed to a more mature community.

The numbers of senior citizens age 55-64 and 65+ is lower in Independence Township than Warren County. Again, this reflects the newly suburbanizing nature of the Township, whereas the County has a more diverse population including greater percentages of the elderly.

The median age of Independence Township is somewhat younger than Warren County. The persons per household is similar to Warren County and much smaller than in 1970, indicating trends in smaller size families.

In putting this information together the following observations are made: The Township is a new suburbanizing community. Most adults are in the age brackets of first home buyers. As such, these families have younger children and obviously make demands on the school system. The numbers of elderly in the Township are not a level which would warrant provision for senior citizen housing over what is currently provided by the new housing project on Route 46 and Towpath Apartments.

Based upon these figures, it appears appropriate to conclude that Independence Township has been, and will continue to be, an attractive community for first home buyers looking for single-family homes in a rural-suburban environment.

FUTURE POPULATION

It is expected that population in northwestern New Jersey counties will continue to increase in the future. The State Department of Labor and Industry has recently published projections for New Jersey counties which are presented in the table "Population Projections 1980-2000." This information shows increases in all six counties, however, Warren County would have the least numerical change, 16,371, compared to the other five counties. Morris County is expected to grow the greatest during that 20-year period. These projections are generated through techniques which combines both aging of the population and migration due to employment change.

Population Projections 1980-2000
Warren County and Selected New Jersey Counties

	<u>1980 Number</u>	<u>1990 Number</u>	<u>2000 Number</u>	<u>Change 1980-2000 Number</u>	<u>Percent</u>
WARREN	84,429	94,400	100,800	16,371	+ 19.4
Hunterdon	87,361	103,700	126,500	39,139	+ 44.8
Mercer	307,863	324,900	345,700	37,837	+ 12.3
Morris	407,630	446,300	638,300	230,670	+ 56.6
Somerset	203,129	220,800	274,300	71,171	+ 35.0
Sussex	<u>116,119</u>	<u>150,400</u>	<u>205,300</u>	<u>89,181</u>	<u>+ 76.8</u>
Total	1,206,531	1,340,500	1,690,900	484,369	+ 40.1

19.

Source: "New Jersey Population Projections, July 1, 1980-2000"
State Department of Labor and Industry - February, 1982
(ODEA Model)

There are several valid methods one can utilize to generate population projections for municipalities. Three methods are presented below with their results for 1990 and 2000.

FUTURE GROWTH OF INDEPENDENCE TOWNSHIP

	<u>1990</u>	<u>2000</u>
1. As a percent of Warren County growth (3.35%)	3,162	3,377
2. At same rate of growth as 1970-1980 (37.5%)	3,889	5,349
3. Graphic projection of 1960-1980 growth	3,500	4,300
4. Average of all three methods	3,517	4,310

It seems reasonable to assume that Independence will grow and have a population in 1990 of approximately 3,500 persons. The 1977 Master Plan projected the 1990 population to be 5,371 persons.

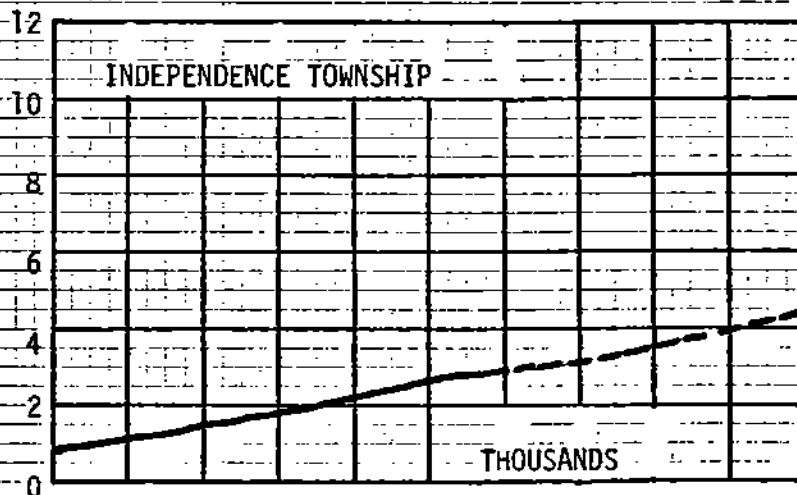
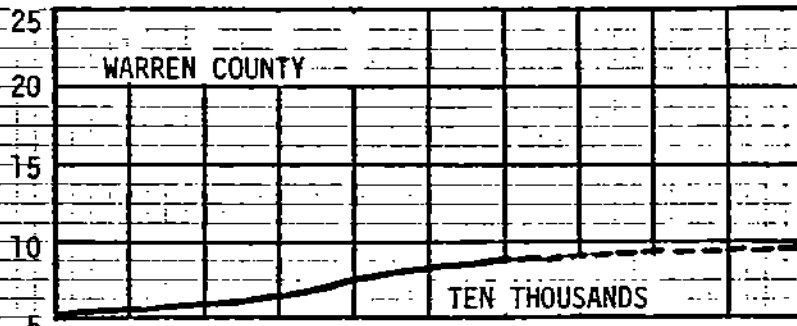
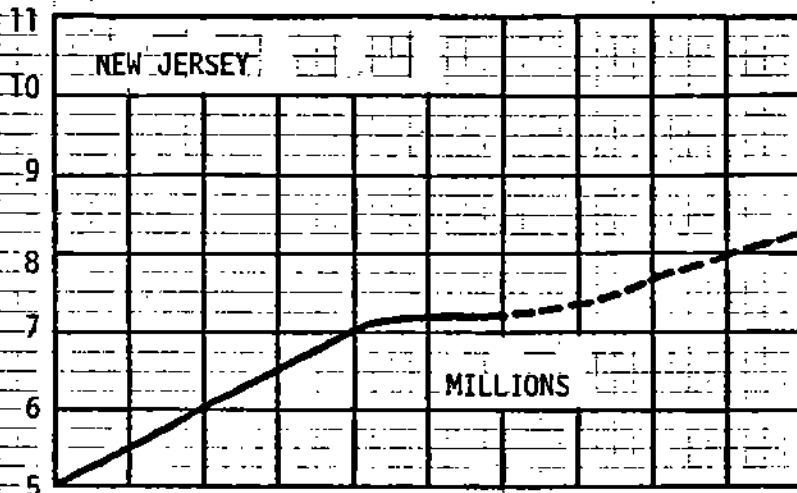
The 1977 Master Plan analyzed the population of the Township and projected a population of 3,620 by 1980 and 5,371 persons by the year 1990. In particular, the projection for 1980 was substantially over the census count of 2,829. The reasons for the lower actual number in 1980 are three-fold: First, there has been a substantial decline in the size of households from 1970 to 1980 as single persons or bachelor households increase and the number of children per household decreases. Second, the latter half of the 1970's decade was characterized by national economic problems including inflation and high interest rates which all impacted substantially on the housing market. The result of these nationwide economic factors has been a substantial decline in home building. Thirdly, the number of jobs in the Newark SMSA or Newark Labor Market Area including Essex, Union, Morris and Somerset Counties did not increase substantially in the latter half of the 1970's.

These above-mentioned factors pertaining to national economics, low birth rates and only modest increases in jobs will continue into the first half of the 1980's decade. Thus, the population projection for 1990 is much more modest than anticipated in the 1977 Master Plan. The new 1990 figure is 3,500 persons. This figure for 1990 would represent an increase in population amounting to 671 persons and about 226 new homes.

It is important to note that the population projections in this report are reasonable projections based upon available information and forecasting techniques. But, due to unforeseen circumstances, these population projections may not be reached or may be exceeded by the dates given. Such factors as natural conditions, national economics, employment growth, interest rates and the availability of essential services, such as sanitary sewer and potable water supply, will have a great deal with determining whether the Township's population will reach or exceed these levels.

Included in this chapter on the following page are three graphs showing population growth for New Jersey, Warren County and Independence Township - 1950-2000. The present and past population data was provided by the US Bureau of the Census and future population for NJ and Warren County was supplied by "New Jersey Population Projections, July 1, 1980-2000", New Jersey Department of Labor, February, 1982. Future population for Independence Township was provided by the planning consultant.

POPULATION PROJECTIONS



1950 1960 1970 1980 1990 2000

A detailed knowledge of how the land is used, together with the interrelationship of the various land uses, is an indispensable tool in the planning process. This information, used in conjunction with other basic data assembled for this study, will provide the basis for developing a Master Plan to guide the future growth of Independence Township.

Information relating to land use has been assembled using the Township tax maps, assessment records and a field survey. This information is shown on the accompanying map entitled "Existing Land Use". A statistical analysis of structures is shown in the table: "Land Use in Independence Township, 1976 and 1980. Also included in this plan is a map entitled Existing Land Use.

It is evident, from this information, that Independence Township is only partially developed and retains much of its rural farm community character. Development has taken place along existing roads with concentrations at strategic locations along these roads and at cross roads, including Great Meadows, Vienna, Petersburg, the intersections of Rusling Road and Barkers Mill Road, Petersburg Road and Asbury Road, Mount Rascal Road and Route 517 and the area adjoining the Town of Hackettstown.

RESIDENTIAL USES

Single-family development accounts for 1,415 acres or 11 percent of the total land area in the Township. In addition, multi-family residential units occupy only 51 acres or four tenths (0.4) of one percent of the land area.

Single-family housing exists in three areas of the Township. First, subdivision type homes exist along local streets in the southeastern section of Independence. These newer homes are mostly on one acre lots. Most residents in this area use Route 46 as their main arterial access road to jobs, shopping, etc. Second, older homes exist in the two historic villages of Vienna and Great Meadows. These areas have a special charm and flavor, in part due to the smaller scale of development and victorian type architecture.

The third type of home is found scattered throughout the Township on varied sized lots, including attractive farmhouses.

The bulk of apartment housing is found on Route 517: Towpath Apartments containing 236 apartment units. This development not only adds to the balanced housing stock of Independence but is a significant ratable. Most recently, a 40 unit senior citizen project was completed at the corner of Route 46 and Petersburg Road.

During the four year interval 1976-1980, the area utilized by residential land use increased 151 acres. This area accommodated the development of 24 homes. A comparable amount of acreage was lost from the wooded, Farm and Other Open Land category.

COMMERCIAL AREAS

Independence Township, due to its large size, over 20 square miles, its sparse development, approximately 100 persons per square mile and its comparatively low population, only 2,829 persons, has not witnessed any substantial amounts of commercial or business development in the municipality. Even though Route 46 runs through the municipality, it has not been a catalyst for commercial development in recent years. In prior years, Route 46 had a different type of traffic; mainly more inter-regional as opposed to more local traffic today. Some commercial uses along Route 46 were built to cater to the transient traffic such as several bars, fruit stand, luncheonette, etc. as well as for in-Town residents.

In two villages or hamlets, namely, Vienna and Great Meadows, there is some clustering or tighter development of housing and a fewer number of local shops. However, in all of the Township, there are only 46 commercial establishments.

Township residents rely upon the major shopping facilities in Hackettstown, Phillipsburg and Washington in New Jersey, as well as Easton, Bethlehem and Stroudsburg in Pennsylvania.

In addition to those structures that are being used exclusively for business purposes, there are a number of structures which house both businesses and residences. These were placed in a separate category in the land use analysis to provide for a more detailed picture and to account for the dwelling units found in these structures.

INDUSTRIAL USES

The number of activities within the Township that may be classified as industrial are quite limited with the major facility being Southland Chemical in the northeastern portion of the Township near the Allamuchy Township boundary. They occupy a large tract of land of approximately 287 acres. Of that total, about 125 is used for heavy industry, the remainder for agriculture.

The second major industry is Area Lighting Research which occupies about seven acres on Asbury Road and employs approximately 94. The recent development of single-family homes in close proximity to Area Lighting has created a land use conflict situation.

traffic and visual impact are particularly objectionable to the nearby residents.

Other smaller industries are scattered in the Township.

PUBLIC LAND

The land devoted to public uses: schools, parks, municipal building, cemetery, etc. is low, 3.5 percent or 438 acres. Part of that total 239.6 acres is Jenny Jump State Park. Given the rural character of Independence and low amount of population there is the absence of a demand for other public facilities. Future growth could change this demand, however.

AGRICULTURAL USES

The single largest category user of land in Independence is for farming: 6,520 acres or 53.3 percent of the Township. One important area is Great Meadows or the mucklands which are in productive high intensity agriculture producing vegetable crops such as onions, lettuce, celery, cabbage as well as more recent conversion to the production of sod. Other farm activities are located throughout the Township and consist of vegetable and field crop agricultural pursuits.

OTHER WOODED OR OPEN LAND

The second largest category of land in Independence is wooded and open land: 2,625 acres or 21.5 percent of the Township. Most of the wooded areas are too steep, or rocky to farm. Portions of flood hazard areas are also in this category.

These last two categories of land use are important to planning as they are the areas that will be converted suburban uses: homes and businesses. While a significant portion of the farmland is muck and not developable for subdivisions for example, there are other sizeable areas, farmed or vacant, that will be subjected to development pressures. Natural conditions such as slope, soil and groundwater will restrain use of these lands. Even so, there is still much area that can realistically be considered for development, at low densities, in Independence Township.

EXISTING ZONING

The largest zone category in Independence is for single-family residential uses: R-C, R-1/2, R-1, R-2 and AR. These districts comprise about 90 percent of Independence. Of those categories, the R-1 (one acre single-family) and AR (agricultural ten acre) districts are the largest. A smaller area of approximately 135 acres is zoned multi-family; eight (8) dwellings per acre.

Most of the frontage along Route 46 is zoned business. Also frontage between Barker's Corner and Vienna is zoned O-R, office research.

There is one heavy industry district: MH-I which circumscribes Southland Chemical's plant. A small area of seven acres on Asbury Road is zoned I, industry, for Area Lighting Research. Two additional areas totaling about 500 acres are zone I, industry, near the village of Great Meadows.

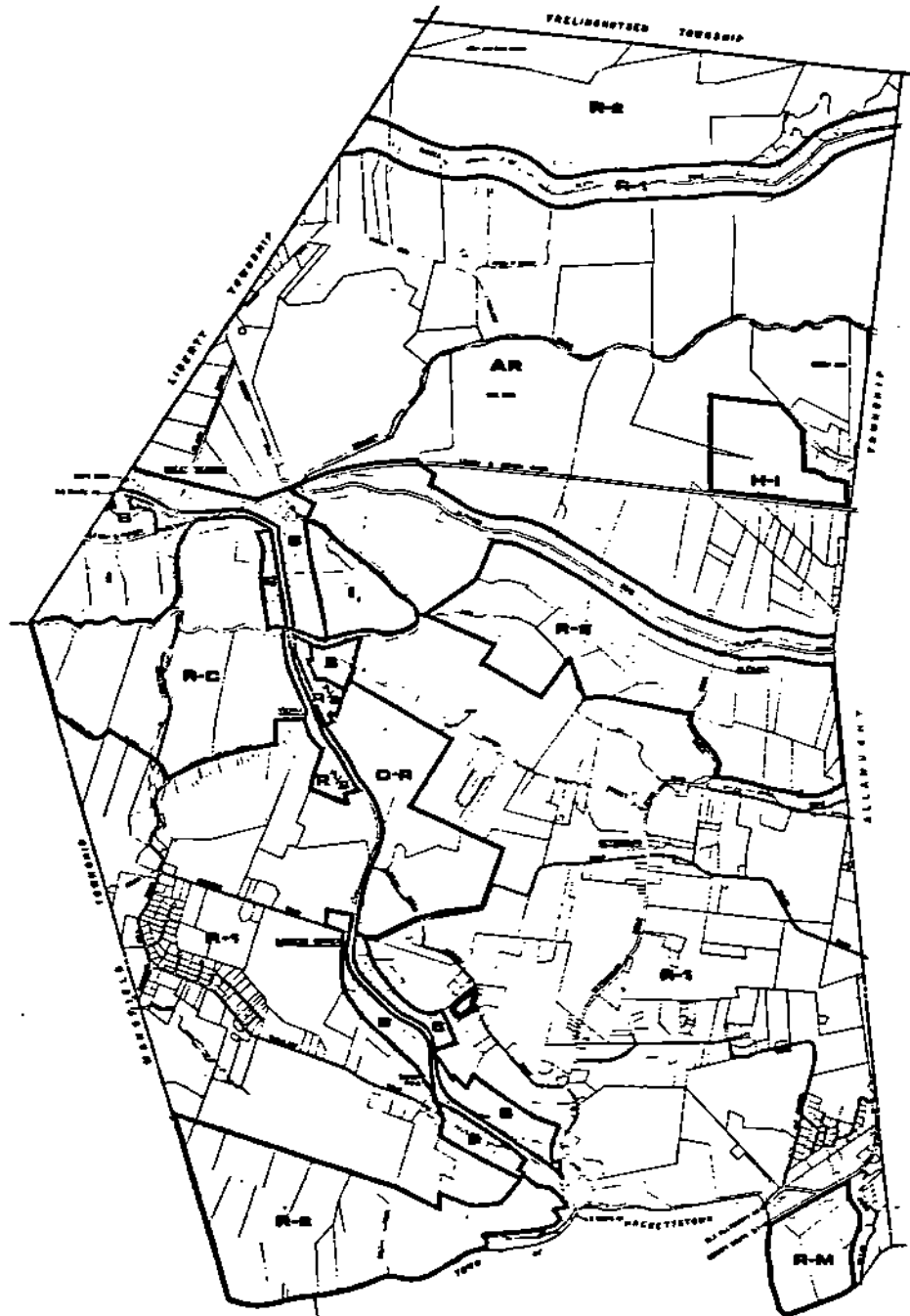
LAND USE IN INDEPENDENCE TOWNSHIP
1976 AND 1980

LAND USE	# of Units		Acres		% of Total Area	
	1976	1980	1976	1980	1976	1980
Single-Family Residence	674	698	1,264	1,415	10	11.6
Trailer	11	11	4	4	*	*
Apartment	116	236	51	51	*	*
Business & Residential	10	10	62	62	*	*
Business	39	46	815	815	7	27.6
Industrial	4	6	304	304	32	2.5
Public & Quasi-Public	-	-	428	428	4	3.5
TOTAL DEVELOPED LAND	-	-	2,928	3,079	24	25.2
Farm (Assessed)	-	234	-	6,520	-	53.3
Other: WOODED OR OPEN LAND	-	260	-	2,625	-	21.5
TOTAL LAND	-	-	12,224	12,224	100	100.0

*Less than 1%

Source: Warren County Planning Board, 1976
Planning Consultant Survey, 1980
Independence Township Tax List

EXISTING - 1982 ZONING



- | | |
|--------------------------------|---------------------------------|
| R-1 MEDIUM DENSITY RESIDENTIAL | AR SPECIAL AGRICULTURAL RESERVE |
| R-2 LOW DENSITY RESIDENTIAL | B BUSINESS |
| R-3 CLUSTER RESIDENTIAL | OR OFFICE/RESEARCH |
| R-4 HIGH DENSITY RESIDENTIAL | I INDUSTRY |
| R-5 RESIDENTIAL-VILLAGE | M-1 HEAVY INDUSTRY |

PREPARED BY WARREN COUNTY PLANNING OFFICE
WARREN COUNTY REGIONAL PLANNING BOARD BELVIDERE, N. J.
DATE: 10/1/82

TOWNSHIP OF
INDEPENDENCE
WARREN COUNTY, N.J.

The housing plan element is of vital interest today as it is becoming important for each municipality to examine its housing stock, identify needs and provide for balanced housing in the future. Fortunately, Independence has a heterogeneous housing supply. An examination of housing data, as presented below, illustrates this conclusion.

EXISTING HOUSING

Recently, the 1980 Census of Housing was published for Independence and Warren County. This data is presented in table form below and comparison to 1970 information is also included.

HOUSING DATA COMPARISON INDEPENDENCE TOWNSHIP AND WARREN COUNTY FOR 1970 AND 1980

	<u>Independence Twp. (%)</u>		<u>Warren County (%)</u>
	<u>1970</u>	<u>1980</u>	<u>1980</u>
Total Housing Units	604	1,033	31,143
a. Owner	466 (77.2)	631 (61.1)	20,258 (65.0)
b. Renter	132 (21.9)	322 (31.2)	9,148 (29.4)
c. Vacant	6 (0.9)	80 (7.7)	1,737 (5.6)
Median Rent (Occupied)	\$94	\$257	\$229
Median Value (Occupied)	\$20,800	\$69,500	\$52,800
Lacking Complete Plumbing for Exclusive Use	-	12 (1.2)	574 (1.8)
Overcrowding: 1.01 or more persons per room	41 (6.8)	34 (3.3)	518 (1.7)
Median persons in unit	3.19	2.97	2.83
Households with householder 65 years and over	-	147 (14.2)	6,378 (20.5)

Source: U.S. Census of Housing

The table reveals the following:

There has been an increase in renter housing in the Township due for the most part to construction of Towpath Apartments. In 1970, approximately 22 percent of the housing in Independence was renter, whereas, in 1980, the figure was over 31 percent. This figure is a higher percentage than that for the County, 29.4 percent and leads to the conclusion that the Township is doing more than its fair share of providing rental units to the community and region.

In 1980, most housing was owner-occupied amounting to 631 or 61.1 percent of the units. There however, has been an increase in this category of housing between 1970-1980; 165 new homes.

There was a high amount of vacant units: Normally, a community would have about 5 percent vacancy rate. In Independence the figure was 7.8 percent which would indicate an oversupply of housing, probably reflective of the weak housing real estate market.

The median rent figure of \$257 in Independence Township is a modest dollar amount and indicates the apartments and rental units, that are available, can be occupied by persons of modest incomes.

The median value of housing increased significantly from 1970 to 1980, over a three-fold increase in price from \$20,800 to \$69,500. The median price in Independence Township is greater than that for Warren County. While newer homes would even be more expensive, the prices indicative with these numbers show that homes are available to the full range of modest and middle-income families. Given these prices, it is my opinion the Township is not vulnerable to exclusionary zoning litigation based upon land use practices which would generate high priced housing. Again, confirming what was stated earlier regarding the attractiveness of housing for first-home buyers, the pricing substantiates that earlier conclusion.

A relatively small amount of homes lack complete plumbing for exclusive use which is usually used as an index for sub-standard housing. This is not a problem in the Township. Similarly, the number of housing units classified overcrowded, 34 units, is less than existed in 1970 and does not appear to be a problem situation in the Township. Median number of persons in a unit has declined from 3.19 in 1970 to 2.97 in 1980, indicating family sizes are indeed getting smaller.

Lastly, the number of households with the head of household 65 and over is 14.2 percent and the County figure is 20.5 percent. Indicating as stated earlier in the population chapter,

that while there are elderly in the Township, they are not present in the numbers that would necessitate doing more than what has already been accomplished in terms of the existing senior citizen units on Route 46 and Petersburg Road, and apartments that traditionally are occupied in part by seniors.

In summary, there does not appear to be any information in the population and housing census statistics which would cause any substantial or dramatic changes in altering the housing stock of Independence Township through new zoning for new types of housing. The housing stock presently consists, in the majority, of single-family homes on approximately one acre lots, apartments and scattered older single-family homes throughout the Township. It should be mentioned that there is also some rural village-type housing in the Great Meadows and Vienna areas. Some of these homes are larger, victorian structures, mostly single-family, but some have been divided into apartments.

There is an observable trend in Northern New Jersey to provide townhouse type units for young families, young adults, elderly and bachelors, who are not interested in the single-family home on one acre, have smaller house space needs and are not interested in the maintenance efforts with single-family housing.

Most townhouse developments, in my experience, have occurred in two specific areas, one, where the character of land use would encourage townhouse-type development and second, where environmental factors similarly encourage clustering as opposed to traditional development.

Regarding land use factors, townhouses are a more dense and intense use of residential property and traditionally have been placed close to other, more intense types of development as opposed to the heart of a single-family residential neighborhood. In some cases, townhouses are seen as a buffer between the more intense uses such as apartments or offices and the less intense single-family housing areas. Concomitant with the development of townhouses in the more intense areas is the requirement that this type housing be served by public water and sewer facilities.

An example of this land use approach is the PUD Hastings Square townhouses which are immediately on the fringes of the more urbanized developed Hackettstown, are served by public water and sewer and is across the street from areas zoned for Industrial. In general, this area is not that appropriate for single-family housing and conversely, lends itself quite nicely to multi-family housing, acting as a transition between the intense commercial activities in Hackettstown and the more residential nature as you leave the Town.

The second type of area developed for townhouses is where property, due to environmental factors, is not conducive to

single-family type development involving the hacking up of the topography with roads and single-family lots. Under certain conditions, it may be advantageous to tightly cluster the homes which now would be single-family attached housing or townhouses in the more developable area of the tract and leave open and undisturbed the more restricted portions. However, even in this situation, the property should be served by public water and sewer, even more so because of the environmental sensitivity of the property. The development would also have to satisfy land use criteria. That is, the townhouses or attached housing must fit into the character in the immediate surrounding area and not be objectionable to neighbors.

Other factors which should be considered are access. Townhouse projects should have access to and from a collector type road rather than a local street. Size of tract would also be important. If the tract is too small, there will not be enough townhouse residents to maintain common elements such as a pool, tennis courts, or even maintain the lawns and grounds of the community. Thus, we should have a tract about at least ten to twenty acres. Density is always a sensitive and difficult item because the developer wants to maximize the number of units that can be built on the property whereas the municipality is rightfully interested in the number of cars generated, school children generated and the general impact of higher densities as opposed to lower densities. Townhouses have been built anywhere from two units per acre to ten units per acre. Townhouses situated close to more intense uses tend to be built at a greater density than a tract that has been designated for townhouses due to environmental factors and may be located in a less intensely developed area of the community. That is, townhouses in a more developed area come in at higher densities than townhouses that are being proposed in response to the environmental problems of the site.

It is recognized that the housing stock of Independence Township is generally balanced providing apartments, senior citizen housing and a variety of single-family housing to the public. The provision for townhouses or attached single-family housing would increase the mix and variety of housing and create an even more balanced housing stock in Independence Township.

There are two areas where townhouses could be considered appropriate, based upon the above enunciated criteria: at the Northwestern intersection of Route 46 and Petersburg Road and on the south side of Bilby Road. Both areas can be served by public water and sewer, have access to collector type streets and would not be disruptive to surrounding land uses if developed for townhouses. It is therefore recommended that the land use plan designate those two areas for attached housing or townhouse uses.

INDEPENDENCE - A DEVELOPING MUNICIPALITY

As a result of the Mt. Laurel decision in 1975, developing municipalities have a presumptive obligation to provide opportunities for low and moderate income housing. There are of course many questions that surfaced as a result of this decision but one important concern is the question to whether Independence Township is a developing municipality. The criteria utilized in the Mt. Laurel decision are:

1. Sizable land area. Mt. Laurel is 22 sq. miles in size and Independence Township is 20.1 sq. miles in size. On that point, there is sizable land area in Independence Township.

2. Location outside a central city and older, built-up suburb. Independence Township does exist outside a central city and older built-up suburb.

3. Loss of rural character. The criteria for determining loss of rural character is somewhat subjective, however, density is a good starting point. Suburban densities run approximately 2000 persons per sq. mile, while rural densities may be 100 or 200 persons per sq. mile. At this point in time the density of Independence Township, 140 persons per square mile, is definitely rural. Mt. Laurel in comparison, in 1970, had a population density of over 500 people per square mile. It should be also noted that there are substantial areas that are still actively farmed in the Township approximately 53.3 percent and an additional 21.5 percent that is vacant.

4. Great population increase since WWII. While the population has steadily increased in Independence Township, most recently from 1960-1970, and from 1970-1980, the increases have been numerically very modest. In the decade from 1960-1970, the increase was approximately 500 persons and a little over 800 in the decade from 1970-1980. Given the small population base, the percentage increases are around 36 and 37 percent respectively. However, the base numbers are small. In contrast, Mt. Laurel increased in population from 1960-1970 by over 5,000 people. In this regard, Independence Township has not sustained great population increase since WWII.

5. Incomplete development. According to 1980 land use data, approximately 74.8 percent of the Township was wooded, farm and other open land. The Township has not completely developed. The use of this criteria is mainly to distinguish towns which have a development potential from those which are completely or almost completely developed. While Independence Township is substantially incomplete in its development, this factor is not in itself determinant. Especially when it is considered that

agricultural use in Independence Township is active and viable. This property is not marginal land waiting to be developed for housing, shopping centers, etc.

6. Location in the path of inevitable future growth. The major access to Independence Township is, and has been, for a considerable period of time, U.S. Route 46. As this arterial traverses through Independence Township, it is basically a two-lane road with modest amounts of traffic. Since the construction of Interstate 80, intra-county traffic now almost totally utilizes Route I-80, and Route 46 has been reduced to a local road. Also, given the fact that Route I-80 does not have a proximate interchange that readily serves Independence Township; the Township cannot be considered in the path of inevitable growth via new highways, highway interchanges and other transportation systems.

7. Local government-a municipality in the same sense as Mt. Laurel. This criteria seeks to establish whether the municipality has a municipal government structure or is basically served by minimal amounts of municipal services and relies on other services. It appears to me that Independence Township has minimum municipal services. Most municipal services are supplied by volunteers or other municipalities and jurisdictions.

In summary, then, it is concluded that the Township is not a developing municipality as measured against the criteria established in the Mt. Laurel case. However, Independence is committed to supply a balanced housing stock.

The Utility elements include public water, sanitary and storm sewerage systems, solid waste management and other utilities such as electric power, and telephone provision. The Town of Independence is not served by any public water or public sanitary sewer systems with one minor exception area. For the rest, and overwhelming majority of Independence, all homes, businesses, schools, industries, etc. are served by individual wells and sanitary disposal units (septics).

At the present time, the Hackettstown Municipal Utilities Authority (HMUA) does provide water and sewer along Route 46, up to its intersection with Petersberg Road. Further extensions appear to be problematic as elevations would be greater than the maximum established for HMUA water systems without pumping. Extension of sewers further along Route 46 would require approval by the Town of Hackettstown.

It is anticipated a second area of the Township, around Bilby Road, may soon be served by water and sewer as that area in Hackettstown is being developed for industrial. Extensions will be made to serve those new industrial establishments. At that time further extensions into Independence would be eminently feasible.

Other than individual septic systems or the possibility of package plants, there are no other means of treating septage in Independence Township. It is recognized that the availability of public sewers and water can cause high intensity land utilization that would be inappropriate absent those utilities.

At the present time, Independence Township is served by one State Highway, Route 46, connecting Belvidere with Hackettstown, running in the southerly portion of the Township. In addition, there are four County roads: (1) Alphano Road, extending in an easterly direction from Route 46, (2) Water Street, also extending in an easterly direction from Route 46, (3) Petersburg Road, extending in a northerly direction from Route 46, and (4) County Route 517, extending in a northerly direction from Hackettstown. The balance of the street system is maintained by the Township.

Route 46 experienced a decline in volume with the completion of Interstate 80. Much of the long distance type traffic was removed from Route 46 which now serves more local commutation type traffic. Volume has increased on Route 46 to 6,270 in 1981 (between Ketchum and Asbury Roads). Travel on this road during peak commuting hours is getting increasingly congested. Two solutions are recommended. First, improvements should be made to widen both the travel lanes and shoulders. Second, from a land use perspective, development should be discouraged in the western section of Route 46. Any development on this road would best occur in the eastern area closest to Hackettstown.

Part of the Route 46 problem is the intersections of local roads with this highway. Poor alignment and poor visibility seriously reduce the traffic capacity at those intersection points. Improvements at this intersection should be made.

The Alphano Road, a County Road, has a 66 foot right-of-way throughout its length and the pavement surface and alignment is generally poor throughout its entire length. This road provides a direct connection from Liberty Township and the central portion of Independence Township to Interstate Route 80 at the interchange south of Allamuchy. Water Street, a County Road, has a 33 foot right-of-way throughout its length and the pavement surface is generally poor throughout its entire length. Petersburg Road, a County Road, has a 66 foot right-of-way throughout its entire length and parts of the pavement surface have recently been reconstructed and are in generally good shape. This road provides a direct connection for Independence Township to the exchange of Interstate Route 80 south of Allamuchy.

The principal problems that confront the Township represent improvement to pavement and alignment on the existing roadway system and existing intersections. In a number of areas, poor vertical or horizontal alignment reduces sight distance to dangerously low levels. In addition, a number of intersections will have to be improved, particularly with respect to sight distance and alignment, to meet the future needs of traffic safety.

NEED
SUB SECTIONS
TITLED

There are no mass transportation facilities available with Independence Township; however, nearby Hackettstown is served by the Lakeland Bus Company which operates limited service during commuter hours. In addition, rail service for commuters is available from Netcong or Dover on the Erie-Lackawanna Railroad. The Real Transit Company operates express commuter bus service from its terminal point in Blairstown via Route 80 to the Port Authority Terminal in New York.

The analysis of the existing road system indicates that the present level of service is adequate to meet the immediate future needs of Independence Township, however, as the Township grows, existing rights-of-way on most roads should be increased along with the widening of the pavement.

The major proposals included in the Circulation Plan for the township include a realignment of Ketchum Road for a distance of approximately 1,500 feet in the area where four sharp right angle turns exist. Ketchum Road is considered to be a minor street in the overall street pattern of the Township and the improvement is recommended to be a paved area of 26 feet within a right-of-way of 50 feet. Another proposal of the Circulation Plan is for the construction of a new collector street to connect Water Street with Route 46 and intersect the State Highway at a point approximately 400 feet east of the existing Barkers Mill Road intersection. The intent of this new collector street would be to route traffic from the Petersburg Road (Water Street) to Route 46 around the existing hazardous intersection of Water Street in Vienna. This new collector street would also serve as the connection for the proposed marginal service road.

A marginal service road is proposed along Route 46 from the Asbury Road to the new alignment of Water Street described above. The purpose of this marginal service road is to provide access to the proposed office-research area in the Township without having direct uncontrolled access from this property to Route 46 on the Vienna hill. This section of Route 46 is known to be dangerous because of inadequate sight distance and grade, particularly during slippery weather, and the provision of a marginal access road would eliminate the hazard of driveways along Route 46 related to the development of this site.

The Planning Board, during the preparation of this plan, considered a number of alternatives to the general development plan and frequently discussed the development objective of a low density development pattern. Of particular interest to the Board was the alternative of reducing new street design requirements in areas where lots were larger than one acre. It was recommended that new streets in the Township,

where the development density is one dwelling unit per acre, have a design requirement of a pavement width of 26 feet and, where the new lots are greater than one acre in size, then minimum street widths could be narrower in width provided that the streets are not designed to serve through traffic and that no parking is permitted.

The land use plan element is the official statement of the Township Planning Board on major policies concerning the development of the community. It is not necessarily a detailed statement but, rather, in the form of a framework within which the day-to-day problems of community development can be weighed and decisions made. The framework of the land use plan element offers information about existing conditions and provides the foundation for a look into the future about resources that are available and the limitations and alternatives that are open to the community.

The basis for the land use plan element rests upon three pillars. First, the Planning Board analyzed environmental factors and characteristics in Independence Township. Included in this analysis were the following:

Geology and groundwater supply - There are distinct geologic areas of the Township which can only support low density uses whereas in other portions of the Township the geology and groundwater can support more intense development.

Soils - Soil conditions bear directly upon the ability of land to absorb septic tank discharge. Most of the Township has soils with problems for septic tank absorption.

Steep slopes - Those areas characterized by steep slopes (15%) or greater should be developed at lesser density than those areas of flatter surfaces.

The second pillar upon which the Planning Board relied was societal needs. These needs can be expressed both as providing for new types of uses such as industry, balanced housing, etc. and positioning those uses such that they do not create problems, such as adding traffic to Route 46.

Lastly, the third pillar incorporated by the Planning Board was existing land uses. That is, there are sections of the Township devoted to not only residential but business and industrial uses. To the maximum extent possible, the plan allows for the continuation of these existing uses recognizing their investment and historical imprint upon their neighborhood. The land use plan element is an effort by the Planning Board to synthesize these factors into a future development scheme of the Township.

AGRICULTURAL-VERY LOW DENSITY RESIDENTIAL

This area includes what is commonly known as the Great Meadows or the mucklands and has been designated on the plan as agricultural with very low density residential; permitting one dwelling unit per 10 acres. Portions of this area are now in high intensity agriculture producing vegetable crops such as onions, lettuce, celery, cabbage, as well as more recent conversion to the production of sod. This area is unique because

of its organic soil that is a remnant of the glacial period which deposited a very deep layer of peat or organic material over sand and gravel. The area is characterized by a high water table, and a large part of the area is designated as a flood hazard area on maps prepared by the U.S. Department of Housing and Urban Development. Field inspection noted that, on the fringe of the mucklands along both the Shades of Death Road and Alphano Road, as well as in isolated locations within the meadows, residential development can be accommodated on existing soils or by removal of a minimum amount of muckland. Therefore, residential development was considered as a permitted use in this primarily agricultural area but is intended to be related to the agricultural purposes.

LOW DENSITY RESIDENTIAL - TWO ACRES

Analysis of environmental factors including geology and groundwater supply, slope, soils and other factors indicated that most of Independence Township is characterized by soils exhibiting problems for septic field absorption, moderate to steep slopes and limited water potential for individual groundwater wells. Full development of the municipality at densities of one acre or higher would seriously strain the ability of the land to support future populations.

It is the objective of the Planning Board to encourage a rural-style development throughout the Township at relatively low densities. This rural-style development appears to be a sought after living style in many parts of Warren County. It is intended that, as a corollary to the rural-style development, there will be reduced development standards, including minimum street widths, the elimination of curb and sidewalk requirements and other development requirements frequently associated with urbanization.

The land that has been designated for the low density residential, two (2) acre, can provide residential building opportunities if care is used in the development of a particular site. The proposed two (2) acre lot size will be sufficiently large to allow for the location of a dwelling with due regard for the natural restraints, such as the topographic conditions, the existence of streams and the outcrop of bedrock.

MEDIUM DENSITY RESIDENTIAL - ONE ACRE

The area designated for moderate density residential, one (1) acre development, is located, generally, to the south of the Great Meadows area extending to Barkers Mill Road and the Liberty Township municipal boundary.

There are few soil or groundwater limitations to the extent of development in this area. Soil conditions would allow for on-

TRAC-2

site waste disposal of housing units on one (1) acre parcels. Similarly, the geology and groundwater supply can support this density.

VILLAGE RESIDENTIAL - 1/2 ACRE

The area designated for residential, 1/2 acre development, is that area which has already been built up with older homes along Route 46 in the Vienna area. To a large extent, the subdivision of this area has already taken place and it is anticipated that the filling in of any vacant lots will take place at a relatively slow pace in the future.

CLUSTER DEVELOPMENT

The concept of the cluster development would apply to both one acre and two acre designated areas. Clustering of development would restrict the maximum density of any parcel to a gross density not to exceed one dwelling unit on two acres, for example. But, by permitting individual lot sizes to be reduced to one acre with the provision that adequate water systems and on-site waste disposal are made available, the balance of the area that is undeveloped would then form part of the permanent open space of the community which could be used for recreation areas, a school site or, simply, the preservation of open space. Similarly, in the one acre designated area, the gross density would not exceed one dwelling unit on one acre. But, individual lot sizes could be reduced to 1/2 acre if adequate water systems and on-site waste disposal are made available. This new provision would apply uniformly throughout the one and two acre designated areas.

HIGH DENSITY RESIDENTIAL AREA

The area proposed to be included for high density residential development is the area in the southeastern corner of the Township to the southeast of County Road 517. This area is developed with garden apartments and it is proposed that multi-family residential development continue to be permitted at a density not to exceed eight (8) dwelling units per acre. It is also recommended that the area not be limited to garden apartments, but be available for development in other housing forms, including townhouses or condominiums or any other appropriate housing form, so long as the density does not exceed eight (8) dwelling units per acre, and that public sewage facilities and water systems are available.

PLANNED RESIDENTIAL DEVELOPMENT - PRD

A new designation, Planning Residential Development (PRD), is introduced in this land use plan element. The PRD district fronts

on Route 46 at the intersection with Asbury Road, including the senior citizen housing, and continues west for approximately 4,500 feet. This area could be developed for PRD uses only by relying upon public water and sewer facilities supplied by the Hackettstown MUA. Extension of those facilities to PRD properties would allow for higher density residential housing than found elsewhere in Independence. The gross density would be an appropriate low density figure and the maximum net density would be approximately six (6) dwellings per acre. The type of housing permitted would be single-family attached. This zone would thereby encourage more balanced housing than presently exists in the Township. The low density recommendation recognizes the difficult environmental factors of the properties and the scale of density appropriate to Independence Township.

PLANNED UNIT DEVELOPMENT - PUD

This new land use designation would outline vacant properties between Hackettstown, Bilby Road and Route 517. Given that Hackettstown has zoned its properties industrial, and there is need for an improved Bilby Road access to those industrial properties from 517, and the Independence Township properties in this area have the potential for public water and sewer services, a flexible development designation is proposed. This area has potential for industrial development and represents one of the most developable areas in the Township for industry. However, portions of this area are characterized by steeper slopes, which would be more difficult to develop for industry than leveler terrain. Therefore, the steeper sloped area would be developed for single-family attached housing at an appropriate low gross density with net density approximately six (6) dwellings per acre. Property that slopes less than 8-10 percent would be designated for industry while those properties with slopes greater than 8-10 percent would be slated for residential.

COMMERCIAL AREAS

There are several locations in the Township where commercial districts now exist and it is proposed that this designation be continued for those areas. Generally, the commercial areas are on Route 46 in the Great Meadows area, the Vienna area and at the Johnson Road intersection, also known as Barkers Corner.

At the present time, it is not envisioned that any large regional shopping facilities will attempt to locate in Independence Township, however, it is recognized that, as the population grows, there will be added demand for retail sales and services and professional offices. The intent of the Plan has been to reduce the amount of area that is designated in the present Zoning Ordinance for business use along Route 46, and to eliminate the

strip commercial development that will emerge if business uses were permitted for the entire length of Route 46 in the Township. The proposed plan designates those areas for retail business uses where they now exist, with opportunities for modest expansion.

INDUSTRIAL AREAS

The industrial areas in the Township have been designated where access to Route 46 can be provided and where there will be an opportunity to provide sewer and water facilities in the future. The proposed industrial areas include three (3) locations. One along the Pequest River adjacent to the Lehigh and Hudson River Railway track just to the southwest of Cemetery Road. This industrial location is contiguous with a proposed industrial area in Liberty Township and will have access, either directly, to Cemetery Road, which intersects with Route 46, or through the lands in Liberty Township. The second area is land designated for PUD, a portion of which will be used industrially. This property can tie into public water and sewer and is adjacent to industrially zoned property in Hackettstown. Third, other sites presently used industrially are retained in that designation.

OFFICE BUILDING-RESEARCH AREA

The office building-research area is located along Route 46 from the Ketchum Road intersection northward to Water Street. This area has relatively good exposure to Route 46 and represents an area which could be utilized for office building or research facilities. 2

It is intended that primary access to this area would be from Route 46 and not from Water Street even though the property would have frontage along Water Street. The intent of this office building-research district in the Township would be to provide space for research and office facilities that may be more suitably located in this district than in the industrial district. The type of uses envisioned in this area would be offices for business, executive or professional purposes, as well as scientific research and development laboratories and other related office type uses.

COMPATIBILITY WITH SURROUNDING MUNICIPALITIES COUNTY AND STATE PLANS

Investigation of planning and zoning of neighboring Towns: Hackettstown, Allamuchy, Frelinghuysen, Liberty and Mansfield shows compatibility in the land use designations and districts with those of Independence. Those Townships all have low density residential zoning approximate to Independence. Liberty has

industrial zoning next to Independence's industrial in Great Meadows and Hackettstown has industrial zoning along Bilby Road which will be compatible with PUD and R-M in Independence.

The Warren County Master Plan recommends rural residential for most of Independence which is basically a lower density single-family land use category. The County plan also recommends village cluster for areas proximate to Hackettstown. This higher density would only be feasible with provision of public water and sewer facilities supplied by HMUA. This concept is consistent with the R-M, PUD and PRD designations in the Independence plan.

The State Development Guide Plan shows approximately 80 percent of Independence as agriculture lands. The remaining 20 percent is limited growth area. Basically, an agricultural area should not be developed and a limited growth area developed at low density and at its own modest rate. Independence's plan is basically in conformance with the State Development Guide Plan.

APPENDIX

1980 CENSUS OF POPULATION AND HOUSING - CHARACTERISTICS OF HOUSING UNITS

INDEPENDENCE TOWNSHIP

GEOGRAPHY: STATE: 34 SMSA: 0240 COUNTY: 041 MCD: 060 PLACE: 1 TRACT: 0313 BLOCK: ED: UA: CD:

1. TOTAL PERSONS	2829	2. HOUSING UNITS (INCLUDING SEASONAL AND MIGRATORY UNITS) BY URBAN AND RURAL (2)	1036	3. YEAR-ROUND HOUSING UNITS BY OCCUPANCY STATUS (1)	1033
4. YEAR-ROUND HOUSING UNITS BY ROOMS		TOTAL	1036	TOTAL OCCUPIED	953
1 ROOM	24	INSIDE URBANIZED AREAS		VACANT	80
2 ROOMS	18	RURAL	1036		
3 ROOMS	127				
4 ROOMS	169	5. YEAR-ROUND HOUSING UNITS BY UNITS AT ADDRESS		6. AGGREGATE NUMBER OF ROOMS IN YEAR-ROUND HOUSING UNITS BY TENURE AND VACANCY STATUS (10)	
5 ROOMS	185	1	897	TOTAL	5805
6 OR MORE ROOMS	510	2 TO 9	78	RENTER OCCUPIED	1267
MEDIAN ROOMS	5.5	10 OR MORE	50	VACANT FOR SALE ONLY	61
7. OCCUPIED HOUSING UNITS BY TENURE	953	MOBILE HOME OR TRAILER	8	VACANT FOR RENT	124
TOTAL	322			OTHER VACANT (9)	209
RENTER OCCUPIED					
8. VACANT YEAR-ROUND HOUSING UNITS BY VACANCY STATUS		9. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY VALUE (11)		10. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT (12)	
FOR SALE ONLY	9	LESS THAN \$10,000		WITH CASH RENT:	
FOR RENT	36	\$10,000 TO \$14,999	1	LESS THAN \$50	
HELD FOR OCCASIONAL USE		\$15,000 TO \$19,999		\$50 TO \$99	4
OTHER VACANT (9)	35	\$20,000 TO \$24,999	5	\$100 TO \$119	4
11. YEAR-ROUND CONDOMINIUM HOUSING UNITS BY TENURE AND VACANCY STATUS		\$25,000 TO \$29,999	10	\$120 TO \$139	1
TOTAL		\$30,000 TO \$34,999	18	\$140 TO \$149	1
RENTER OCCUPIED		\$35,000 TO \$39,999	26	\$150 TO \$159	4
VACANT FOR SALE ONLY		\$40,000 TO \$49,999	51	\$160 TO \$169	1
OTHER VACANT (9)		\$50,000 TO \$79,999	218	\$170 TO \$199	13
12. SPECIFIED OWNER-OCCUPIED AND VACANT-FOR-SALE ONLY HOUSING UNITS BY OCCUPANCY STATUS BY CONDOMINIUM STATUS (11)		\$80,000 TO \$99,999	111	\$200 TO \$249	111
OWNER VACANT FOR		\$100,000 TO \$149,999	54	\$250 TO \$299	59
OCCUPIED		\$150,000 TO \$199,999	9	\$300 TO \$399	76
SALE ONLY		\$200,000 OR MORE	2	\$400 TO \$499	19
		MEDIAN VALUE	\$ 69500	\$500 OR MORE	2
				MEDIAN CONTRACT RENT	\$ 257
				NO CASH RENT	4
NONCONDOMINIUM:		13. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY PLUMBING FACILITIES		TOTAL	
TOTAL	505	COMPLETE PLUMBING FOR EXCLUSIVE USE		TOTAL OCCUPIED	316
MEAN VALUE	\$ 72319	LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE			
CONDOMINIUM:	86944	15. OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM BY TENURE, PERSONS, AND PLUMBING FACILITIES (13)		1021	942
TOTAL		RENTER		12	11
MEAN VALUE	\$	TOTAL OCCUPIED			8
14. SPECIFIED RENTER-OCCUPIED PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS		UNITS LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE		16. PERSONS IN OCCUPIED HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE (13)	34
RENTER		SIVE USE	1	17. VACANT UNITS	
OCCUPIED FOR RENT		PERSONS IN UNITS	174	YEAR-ROUND WHICH ARE BOARDED UP FOR RENT, WHICH HAVE BEEN VACANT FOR 2 OR MORE MONTHS	31
VACANT		WITH COMPLETE PLUMBING	169	FOR SALE ONLY WHICH HAVE BEEN VACANT FOR 6 OR MORE MONTHS	2
TOTAL	295	LACKING COMPLETE PLUMBING	5		
MEAN CONTRACT RENT	\$ 276				
	\$ 293				

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.

B. BLANK CELLS INDICATE THAT THE NUMBER IS "0" OR THE DATA ARE SUPPRESSED.

1980 CENSUS OF POPULATION - CHARACTERISTICS OF PERSONS

INDEPENDENCE TOWNSHIP

GEOGRAPHY: STATE: 34 SMSA: 0240 COUNTY: 041 MCD: 080 PLACE:
TRACT: BLOCK: ED: UA: CD:

1. PERSONS BY URBAN AND RURAL RESIDENCE	2. FAMILIES	3. HOUSEHOLDS (1)	4. PERSONS BY SEX	5. MEDIAN AGE OF PERSONS BY SEX	6. PERSONS BY RACE	7. PERSONS BY SPANISH ORIGIN	8. PERSONS BY SEX BY AGE	9. PERSONS OF SPANISH ORIGIN BY RACE	10. PERSONS BY AGE BY RACE	11. PERSONS OF SPANISH ORIGIN BY AGE BY RACE	12. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS
TOTAL	2829	765	MALE	30.5	WHITE	NOT OF SPANISH ORIGIN	UNDER 1 YEAR	TOTAL	UNDER 5 YEARS	UNDER 5 YEARS	SINGLE
INSIDE URBANIZED AREAS			FEMALE	30.0	BLACK	MEXICAN	1 AND 2 YEARS	2803	5 TO 17 YEARS	5 TO 17 YEARS	MARRIED, EX SEPARATED
OTHER URBAN					AMERICAN INDIAN	PUERTO RICAN	3 AND 4 YEARS	2	18 TO 64 YEARS	18 TO 64 YEARS	SEPARATED
RURAL					ESKIMO	CUBAN	5 YEARS	8	65 YEARS AND OVER	65 YEARS AND OVER	WIDOWED
3A. PERSONS PER HOUSEHOLD (7)	2.97				ALEUT	OTHER SPANISH	6 YEARS	1			DIVORCED
6. PERSONS BY RACE					JAPANESE		7 TO 9 YEARS	18			
WHITE	2786				CHINESE		10 TO 13 YEARS	2			
BLACK	28				FILIPINO		14 YEARS	8			
AMERICAN INDIAN	8				KOREAN		15 YEARS	1			
ESKIMO					ASIAN INDIAN		16 YEARS	2			
ALEUT					VIETNAMESE		17 YEARS				
JAPANESE	17				HAWAIIAN		18 YEARS				
CHINESE	4				GUAMANIAN		19 YEARS				
FILIPINO	8				SAMOAN		20 YEARS				
KOREAN	2				OTHER (3)		21 YEARS				
ASIAN INDIAN							22 TO 24 YEARS				
VIETNAMESE							25 TO 29 YEARS				
HAWAIIAN							30 TO 34 YEARS				
GUAMANIAN							35 TO 44 YEARS				
SAMOAN							45 TO 54 YEARS				
OTHER (3)	6						55 TO 59 YEARS				
10. PERSONS BY AGE BY RACE							60 AND 61 YEARS				
WHITE							62 TO 64 YEARS				
BLACK							65 TO 74 YEARS				
AMERICAN INDIAN, ESKIMO AND ALEUT							75 TO 84 YEARS				
ASIAN AND PACIFIC ISLANDER (4)							85 YEARS AND OVER				
11. PERSONS OF SPANISH ORIGIN BY AGE BY RACE							12. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS				
UNDER 5 YEARS	3						MALE				
5 TO 17 YEARS	10						FEMALE				
18 TO 64 YEARS	12										
65 YEARS AND OVER	.1										
TOTAL											
WHITE											
BLACK											
AMERICAN INDIAN, ESKIMO AND ALEUT											
ASIAN AND PACIFIC ISLANDER (4)											

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.
B. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.

1980 CENSUS OF POPULATION - CHARACTERISTICS OF HOUSEHOLDS AND FAMILIES

INDEPENDENCE TOWNSHIP

GEOGRAPHY: STATE: 34 SMSA: 0240 COUNTY: 041 MCD: 060 PLACE: / TRACT: 0313

CD:

UA:

ED:

BLOCK:

1. TOTAL PERSONS 2829 | 2. TOTAL FAMILIES 785 | 3. TOTAL HOUSEHOLDS (1) 953

4. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS

SINGLE
NOW MARRIED, EXCEPT SEPARATED
SEPARATED
WIDOWED
DIVORCED

	MALE	FEMALE
281	204	
676	676	
24	17	
32	108	
38	54	

6. HOUSEHOLDS BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE (7)

1 PERSON:
MALE HOUSEHOLDER 76
FEMALE HOUSEHOLDER 83
2 OR MORE PERSONS:
MARRIED-COUPLE FAMILY 861
OTHER FAMILY:
MALE HOUSEHOLDER, NO WIFE 37
FEMALE HOUSEHOLDER, NO HUSBAND 77
NONFAMILY HOUSEHOLD:
MALE HOUSEHOLDER 18
FEMALE HOUSEHOLDER 11

9. HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE

MARRIED-COUPLE FAMILY 367
OTHER FAMILY:
MALE HOUSEHOLDER, NO WIFE 18
FEMALE HOUSEHOLDER, NO HUSBAND 44
NONFAMILY HOUSEHOLD 4

13. SPANISH ORIGIN HOUSEHOLDS BY TENURE BY RACE OF HOUSEHOLDER

	TOTAL	RENTER	OCCUPIED
WHITE	6	3	3
BLACK	4		

16. OCCUPIED HOUSING UNITS WITH ONE OR MORE PERSONS 65 YEARS AND OVER BY TENURE BY AGE OF HOUSEHOLDER

	TOTAL	RENTER	OCCUPIED
HOUSEHOLDER:			
UNDER 65 YEARS	35	4	4
65 YEARS AND OVER	147	43	

7. PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE AND RELATIONSHIP

IN HOUSEHOLD:
HOUSEHOLDER OR SPOUSE
OWN CHILD OF HOUSEHOLDER: (8) 742
IN MARRIED-COUPLE FAMILY
IN OTHER FAMILY (MALE OR FEMALE HOUSEHOLDER, NO SPOUSE PRESENT) 88
OTHER RELATIVES (5) 34
NONRELATIVES (6) 21
IN GROUP QUARTERS:
INMATE OF INSTITUTION
OTHER

10. HOUSEHOLDS WITH ONE OR MORE PERSONS 60 AND 65 YEARS AND OVER BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE

60 YEARS 65 YEARS
AND OVER AND OVER

	1 PERSON	2 OR MORE PERSONS:
FAMILY HOUSEHOLD	65	54
NONFAMILY HOUSEHOLD	174	125
	4	3

14. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS IN UNIT (7)

	TOTAL	RENTER	OCCUPIED
1 PERSON	159	99	
2 PERSONS	305	122	
3 PERSONS	153	44	
4 PERSONS	160	34	
5 PERSONS	116	13	
6 OR MORE PERSONS	60	10	
MEDIAN PERSONS IN UNIT	2.58	N/A	

17. MEAN NUMBER OF PERSONS PER OCCUPIED HOUSING UNIT (7)

2.97

5. PERSONS BY AGE BY HOUSEHOLD TYPE

	TOTAL	RENTER	OCCUPIED
FAMILY HOUSEHOLDS:			
HOUSEHOLDER	765		
SPOUSE	651		
OTHER RELATIVES (5)	1154		
NONRELATIVE (6)	32		
NONFAMILY HOUSEHOLDS:			
MALE HOUSEHOLDER	94		
FEMALE HOUSEHOLDER	94		
NONRELATIVE (6)	39		
IN GROUP QUARTERS:			
INMATE OF INSTITUTION			
OTHER			

8. RELATED CHILDREN BY AGE (8)

UNDER 5 YEARS 217
5 TO 17 YEARS 644

11. HOUSEHOLDS WITH ONE OR MORE NONRELATIVES PRESENT

51

12. OCCUPIED HOUSING UNITS BY TENURE BY RACE OF HOUSEHOLDER

	TOTAL	RENTER	OCCUPIED
WHITE	931	8	307
BLACK			5
AMERICAN INDIAN, ESKIMO AND ALEUT	1		
ASIAN AND PACIFIC ISLANDER (4)	10		7
OTHER (3)	3		

15. PERSONS IN HOUSEHOLDS BY TENURE (10)

TOTAL 2829
RENTER OCCUPIED 739

18. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS PER ROOM

	TOTAL	RENTER	OCCUPIED
1.00 OR LESS	919	305	
1.01 TO 1.50	26	11	
1.51 OR MORE	8	6	

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.
B. DASHES INDICATE FIGURES THAT THE NUMBER IS 0 OR THE DATA ARE SUPPRESSED

1980 CENSUS OF POPULATION - CHARACTERISTICS OF PERSONS

WARREN COUNTY

GEOGRAPHY: STATE: 34 SMSA: 0240 COUNTY: 041 MCD: PLACE:
TRACT: BLOCK: ED: UA:

1. PERSONS BY URBAN AND RURAL RESIDENCE

TOTAL	84429	22740	29406
INSIDE URBANIZED AREAS	25885		
OTHER URBAN	15279		
RURAL	43265		

2. FAMILIES

4. PERSONS BY SEX	40561		31.9
MALE	43868		30.9
FEMALE			32.6

3A. PERSONS PER HOUSEHOLD (7)

6. PERSONS BY RACE	2.83		
WHITE	82788	83468	
BLACK	933	80	
AMERICAN INDIAN	59	414	
ESKIMO		82	
ALFUT		385	
JAPANESE	33		
CHINESE	72		
FILIPINO	56		
KOREAN	117		
ASIAN INDIAN	81		
VIETNAMESE	6		
HAWAIIAN	1		
GUAMANIAN			
SAMOAAN	1		
OTHER (3)	280	169	

7. PERSONS BY SPANISH ORIGIN

NOT OF SPANISH ORIGIN	83468		
MEXICAN	80		
PUERTO RICAN	414		
CUBAN	82		
OTHER SPANISH	385		

8. PERSONS BY AGE BY SEX

UNDER 1 YEAR	1153		
1 AND 2 YEARS	2273		
3 AND 4 YEARS	2185		
5 YEARS	1144		
6 YEARS	1146		
7 TO 9 YEARS	3979		
10 TO 13 YEARS	5708		
14 YEARS	1496		
15 YEARS	1527		
16 YEARS	1617		
17 YEARS	1528		
18 YEARS	1429		
19 YEARS	1384		
20 YEARS	1315		
21 YEARS	1272		
22 TO 24 YEARS	3949		
25 TO 29 YEARS	6565		
30 TO 34 YEARS	6756		
35 TO 44 YEARS	10127		
45 TO 54 YEARS	8984		
55 TO 59 YEARS	4575		
60 AND 64 YEARS	1093		
65 TO 69 YEARS	2435		
70 TO 74 YEARS	6264		
75 TO 84 YEARS	3024		
85 YEARS AND OVER	901		

9. PERSONS OF SPANISH ORIGIN BY RACE

TOTAL	961		
WHITE	764		
BLACK	24		
AMERICAN INDIAN, ESKIMO, ALEUT, AND	4		
ASIAN AND PACIFIC ISLANDER (4)	169		
OTHER (3)			

10. PERSONS BY AGE BY RACE

UNDER 5 YEARS	5611	18145	50484	10189
5 TO 17 YEARS	5479	17661	49567	10081
18 TO 64 YEARS	74	265	515	79
65 YEARS AND OVER	2	10	41	6
TOTAL	33	122	201	13

11. PERSONS OF SPANISH ORIGIN BY AGE BY RACE

UNDER 5 YEARS	78	276	555	52
5 TO 17 YEARS	63	214	437	50
18 TO 64 YEARS	5	9	10	
65 YEARS AND OVER				
TOTAL				
WHITE				
BLACK				
AMERICAN INDIAN, ESKIMO AND ALEUT				
ASIAN AND PACIFIC ISLANDER (4)				

12. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS

SINGLE	8119		
MARRIED, EX SEPARATED	18940		
SEPARATED	601		
WIDOWED	920		
DIVORCED	1249		

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE 1A.

1980 CENSUS OF POPULATION - CHARACTERISTICS OF HOUSEHOLDS AND FAMILIES

WARREN COUNTY

GEOGRAPHY: STATE: 34 SMSA: 0240 COUNTY: 041 MCD:

PLACE:

TRACT:

BLOCK:

ED:

LA:

CD:

1. TOTAL PERSONS

84429

2. TOTAL FAMILIES

22740

4. PERSONS 15 YEARS AND OVER BY SEX BY MARITAL STATUS

SINGLE

NOW MARRIED, EXCEPT SEPARATED

SEPARATED

WIDOWED

DIVORCED

6. HOUSEHOLDS BY PERSONS IN HOUSEHOLD AND HOUSEHOLD TYPE (7)

1 PERSON:

MALE HOUSEHOLDER

FEMALE HOUSEHOLDER

2 OR MORE PERSONS:

MARRIED-COUPLE FAMILY

OTHER FAMILY:

MALE HOUSEHOLDER, NO WIFE

FEMALE HOUSEHOLDER, NO HUSBAND

NONFAMILY HOUSEHOLD:

MALE HOUSEHOLDER

FEMALE HOUSEHOLDER

9. HOUSEHOLDS WITH ONE OR MORE PERSONS UNDER 18 YEARS BY HOUSEHOLD TYPE

MARRIED-COUPLE FAMILY

OTHER FAMILY:

MALE HOUSEHOLDER, NO WIFE

FEMALE HOUSEHOLDER, NO HUSBAND

NONFAMILY HOUSEHOLD

13. SPANISH ORIGIN HOUSEHOLDS BY TENURE BY RACE OF HOUSEHOLDER

TOTAL OCCUPIED RENTER

WHITE

BLACK

16. OCCUPIED HOUSING UNITS WITH ONE OR MORE PERSONS 65 YEARS AND OVER BY TENURE BY AGE OF HOUSEHOLDER

TOTAL OCCUPIED RENTER

WHITE

BLACK

HOUSEHOLDER:

UNDER 65 YEARS

65 YEARS AND OVER

NOTES: A. NUMBERS IN PARENTHESES ARE FOOTNOTE NUMBERS. SEE FOOTNOTE PAGE.

B. BLANK CELLS INDICATE EITHER THAT THE NUMBER IS "0" OR THE DATA RE SUPPRESSED

3. TOTAL HOUSEHOLDS (1)

5. PERSONS BY AGE BY HOUSEHOLD TYPE

65 YEARS AND OVER

FAMILY HOUSEHOLDS:

HOUSEHOLDER

SPOUSE

OTHER RELATIVES (5)

NONRELATIVE (6)

NONFAMILY HOUSEHOLDS:

MALE HOUSEHOLDER

FEMALE HOUSEHOLDER

NONRELATIVE (6)

IN GROUP QUARTERS:

INMATE OF INSTITUTION

OTHER

8. RELATED CHILDREN BY AGE (8)

UNDER 5 YEARS

5 TO 17 YEARS

11. HOUSEHOLDS WITH ONE OR MORE NONRELATIVES PRESENT

12. OCCUPIED HOUSING UNITS BY TENURE BY RACE OF HOUSEHOLDER

WHITE

BLACK

AMERICAN INDIAN, ESKIMO AND ALEUT

ASIAN AND PACIFIC ISLANDER (4)

OTHER (3)

15. PERSONS IN HOUSEHOLDS BY TENURE (10)

TOTAL

RENTER OCCUPIED

18. OCCUPIED HOUSING UNITS BY TENURE BY PERSONS PER ROOM

RENTER

TOTAL OCCUPIED

1.00 OR LESS

1.01 TO 1.50

1.51 OR MORE

1980 CENSUS OF POPULATION AND HOUSING - CHARACTERISTICS OF HOUSING UNITS

WARREN COUNTY

GEOGRAPHY: STATE: 34 SMSA: 0210 COUNTY: 041 MCD: PLACE: TRACT: BLOCK: ED: UA: CD:

1. TOTAL PERSONS	84429	2. HOUSING UNITS (INCLUDING SEASONAL AND MIGRATORY UNITS) BY URBAN AND RURAL (2)	TOTAL 31499 INSIDE URBANIZED AREAS 10021 RURAL 16012	3. YEAR-ROUND HOUSING UNITS BY OCCUPANCY STATUS (1)	TOTAL 31143 OCCUPIED 29406 VACANT 1737
4. YEAR-ROUND HOUSING UNITS BY ROOMS		5. YEAR-ROUND HOUSING UNITS BY ADDRESS		6. AGGREGATE NUMBER OF ROOMS IN YEAR-ROUND HOUSING UNITS BY TENURE AND VACANCY STATUS (10)	
1 ROOM 316		1 AT ADDRESS 24458		TOTAL 178087	
2 ROOMS 438		2 TO 9 4324		RENTER OCCUPIED 39909	
3 ROOMS 2471		10 OR MORE 1989		VACANT FOR SALE ONLY 2389	
4 ROOMS 5167		MOBILE HOME OR TRAILER 372		VACANT FOR RENT 2240	
5 ROOMS 5837				OTHER VACANT (9) 4128	
6 OR MORE ROOMS 16912					
MEDIAN ROOMS 5.6					
7. OCCUPIED HOUSING UNITS BY TENURE		9. SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS BY VALUE (11)		10. SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT (12)	
TOTAL 29406		LESS THAN \$10,000 81		WITH CASH RENT: 87	
RENTER OCCUPIED 9148		\$10,000 TO \$14,999 173		LESS THAN \$50 595	
8. VACANT YEAR-ROUND HOUSING UNITS BY VACANCY STATUS		\$15,000 TO \$19,999 466		\$50 TO \$99 302	
FOR SALE ONLY 386		\$20,000 TO \$24,999 814		\$100 TO \$119 376	
FOR RENT 575		\$25,000 TO \$29,999 988		\$120 TO \$139 107	
FIELD FOR OCCASIONAL USE 196		\$30,000 TO \$34,999 1232		\$140 TO \$149 358	
OTHER VACANT (9) 580		\$35,000 TO \$39,999 1277		\$150 TO \$159 194	
11. YEAR-ROUND CONDOMINIUM HOUSING UNITS BY TENURE AND VACANCY STATUS		\$40,000 TO \$49,999 2711		\$160 TO \$169 825	
TOTAL 236		\$50,000 TO \$59,999 6125		\$170 TO \$199 2073	
RENTER OCCUPIED 51		\$60,000 TO \$69,999 1480		\$200 TO \$249 2029	
VACANT FOR SALE ONLY 17		\$70,000 TO \$79,999 838		\$250 TO \$299 808	
OTHER VACANT (9) 5		\$80,000 TO \$89,999 157		\$300 TO \$399 152	
12. SPECIFIED OWNER-OCCUPIED AND VACANT-FOR-SALE ONLY HOUSING UNITS BY OCCUPANCY STATUS BY CONDOMINIUM STATUS (11)		\$100,000 TO \$149,999 51		\$400 TO \$499 99	
OWNER VACANT FOR SALE ONLY 386		\$150,000 TO \$199,999 157		\$500 OR MORE 229	
OCCUPIED 575		\$200,000 OR MORE 51		MEDIAN CONTRACT RENT \$ 229	
13. YEAR-ROUND HOUSING UNITS BY TENURE AND OCCUPANCY STATUS BY PLUMBING FACILITIES		MEDIAN VALUE \$ 52800		NO CASH RENT 451	
COMPLETE PLUMBING FOR EXCLUSIVE USE 314					
LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE 72703					
14. SPECIFIED RENTER-OCCUPIED PAYING CASH RENT AND VACANT-FOR-RENT HOUSING UNITS BY OCCUPANCY STATUS					
RENTER OCCUPIED 67720					
VACANT FOR RENT 7959					
15. OCCUPIED HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM BY TENURE, PERSONS, AND PLUMBING FACILITIES (13)					
TOTAL 103					
MEAN VALUE \$ 88228					
16. PERSONS IN OCCUPIED HOUSING UNITS LACKING COMPLETE PLUMBING FACILITIES FOR EXCLUSIVE USE (13)					
TOTAL 862					
MEAN VALUE \$ 226					
17. VACANT UNITS					
YEAR-ROUND WHICH ARE RENTED UP FOR RENT, WHICH HAVE BEEN VACANT FOR 2 OR MORE MONTHS 387					
FOR SALE ONLY WHICH HAVE BEEN VACANT FOR 6 OR MORE MONTHS 137					

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