

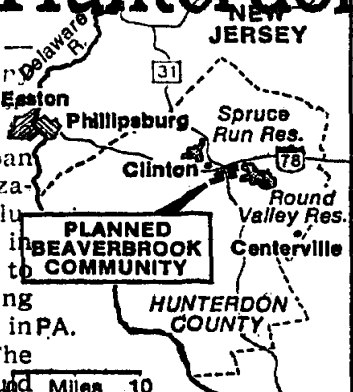
# More Zoning Tests Confront Hunterdon

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Special to The New York Times

## CLINTON TOWNSHIP

Nearly two years ago, many residents of rural Hunterdon County were shocked to learn that the Suburban Action Institute, an organization seeking to end exclusionary zoning practices in New Jersey, was planning to build a 2,000-unit housing complex on a horse farm in Readington Township. The project, it was said, would double the farming community's population.



The New York Times/Feb. 10, 1974

And now, even while that proposal is being prepared for litigation to invalidate the local zoning code, county residents learned last week of one, and perhaps two more housing proposals that dwarf the Readington Township, and local officials are aware of the possibility of state action. At issue is the question, now before the courts, of whether a municipality must provide for multi-family housing.

The tract, which runs along both sides of Route 31, would also include businesses. There is no provision for Planned Unit Developments in the zoning ordinances of either Readington or Clinton Township, and local officials are aware of the possibility of state action. At issue is the question, now before the courts, of whether a municipality must provide for multi-family housing.

The two projects constitute a major assault on existing municipal zoning codes, which makes no provision for so-called Planned Unit Developments, a mix of dwellings and stores in one planned community.

However, for residents here, the questions are more pragmatic than legal. How, they wonder, does a small farm community begin to cope with a tripling of its population and a new life-style that is more urban-suburban than rural?

### 3,506-Unit Complex

Round Valley, Inc., a corporate land speculator and developer, announced last week plans to construct in Clinton Township, the largest single residential development in Hunterdon County—a 3,506-unit Planned Unit Development.

### Stables Would Remain

The proposal calls for clusters of individual residential units, with more than 40 per cent of the acreage remaining as open space. The barns and stables on the site, which once belonged to Adolph Gable, a Brooklyn meat processor, will be restored and used for recreation. Environmental studies have shown that storm-water management system and a sewage-treatment plant will have to be built. Environmental conditions are also being analyzed at the Centerville tract, where the supply of well water is considered insufficient for a large development.

Furthermore, Round Valley has reportedly authorized preliminary survey work on an 1,800-acre tract near Centerville in Readington Township, also with an eye toward a Planned Unit Development that could house 10,000 people.

Round Valley owns more than 10,000 acres of prime farmland in and around Hunterdon County, the state's most rural county. It has acquired much of the property several years ago before the Port of New York Authority, now the Port Authority of New York and New Jersey, began thinking of converting Solberg Airport, in Readington Township, into a jetport.

Round Valley is reportedly conferring with state officials about increasing the water supply by using commercial water.

### Golf Club Included

The proposed Clinton Township development, called Beaverbrook, includes a \$120-million complex of 320 single family houses, 1,970 garden apartments and 1,216 town houses, all to be built over the next 11 years. The 790-acre site includes the Beaverbrook Golf Club, also owned by Round Valley.

By 1985, the development is expected to house 10,000 people, nearly tripling the present township population.