

## WATER STUDY

Duro-Test water consumption at North Bergen June 1964 to June 1965, all of which is wasted	38,995,000 gals.
Duro-Test estimate of personal consumption for 785 employees (approx. 7,642 gals/employee)	6,000,000 gals.
Duro-Test estimate of Allendale Plant employment 918 employees (918 x 7,642 gals/employee)	7,015,000 gals.
Duro-Test estimates that 80% of water used, other than that used for personal, can be saved by recirculation and re-use, therefore they would need	6,599,000 gals.
Personal requirement	<u>7,015,000 gals.</u>
	13,614,000 gals.
Independent estimate by experienced plant super- intendent indicates saving probably better than 90% depending on the efficiency of equipment used.	3,299,500 gals.
Requirement	<u>7,015,000 gals.</u>
Personal requirement	10,314,500 gals.
Crestwood Area developed for 105 homes 105 homes X 3.35 persons/home - 348 people 348 X 50 gals/day/person (Water Dept. Average) 17,400 gals/day X 365 days	6,351,000 gals/yr
Allendale total water output 1963	130,868,000 gals/yr
1964	138,264,000 gals/yr

Above output includes restricted periods and does not intimate that this is the maximum production potential of water supply system. New well could possibly increase output by 20%

### Summary

Duro-Test requirements, estimated between 10,000,000 and 13,500,000 gals, due to many variables, would represent an increased demand of between 8% and 10% on Water Department.

Residential development, estimated at approximately 6,351,000 gals. would represent an increased demand of between 5% and 6%.

Duro-Test officials stated that they would not necessarily depend on the Allendale Water Dept. for supply, and it would be the responsibility of the building contractor to provide wells if Allendale could not meet their requirements.

Respectfully submitted,

John B. Murphy, chairman  
Jay Rasmussen

## RAILROAD STUDY

Following is information concerning railroad traffic per above caption:

1. Volume of freight by railroad

About 50% of INBOUND freight is moved by railroad and 70% OUTBOUND. This 70% of the finished product is distributed to warehouses throughout the country outside the Northeast section.

2. Number of freight cars moving in and out each day:

Two (2) inbound and three (3) outbound freight cars per week are involved - average of one per day.

3. Time of freight car movements:

All railroad traffic would be during daylight hours (time to be determined).

4. Siding:

Siding facilities would be necessary - to be constructed on property of the railroad right-of-way and the Crestwood area property.

Freight cars would be moved from the main tracks to siding by engine. Such movement, according to Duro-Test, would not involve crossing any roads or driveways.

5. Commuter traffic:

It is not known by Duro-Test how many employees would use the railroad for commutation purposes. However, it is their assumption that most employees would use autos for commuting, either singly or in car-pools.

Respectfully submitted,

Michael F. Devine, chairman  
Leo Slack

## FIRE STUDY

Fire Chief Arthur Alsdorf and the Committee Chairman have reviewed the attached and have checked the present fire fighting equipment. They do not feel that it will be necessary to purchase additional equipment to protect the Duro-Test plant if they should locate in Allendale.

They do feel that whether Duro-Test locates here or not, the Allendale Fire Department will have to have an additional 1000 gallon pumper to maintain our high standard of fire fighting. The Borough now has a 500 gallon Mack pumper which is 12 years old and is not recognized by many top fire officials because of its low pumping capacity.

Respectfully,

Robert Osborne, chairman

RESIDENTIAL USE STUDY

1. PROPOSITION 1 - ENTIRE AREA DEVELOPED

A. Total 110 homes

- (a) 12 3 bedroom
- (b) 98 4 bedroom and 5 bedroom

B. AAA Zone - 64 homes

- (a) 7 3 bedroom at \$37,900 on the average
- (b) 56 4 bedroom and 5 bedroom at \$46,000

C. AA Zone - 46 homes

- (a) 5 3 bedroom at \$36,900
- (b) 41 4 bedroom and 5 bedroom at \$45,000

D. Cost Per Areas

1. Street lighting. 49 @ \$50.00 annually equals \$2,450.00
2. Maintenance of streets, drains, shade trees, snow removal for about 7,500 feet of roads. Costs unknown in AAA zone and 2,300 feet in AA zone total 9,800 feet of road.
3. Based on home size and new home sales in Borough - each would have greater than two pupils per home. This is 220 students.

11. PROPOSITION 11 - SUBDIVISION WITH CRESTWOOD LAKE EXCLUDED-KEPT ON SOLD PRIVATELY - AAA only zone reflected for home building

A. 64 homes total

- (a) Seven 3 bedroom at \$37,900
- (b) Fifty-seven 4 bedroom and 5 bedroom at \$46,000

B. Cost per areas

1. Street lighting 35 @ \$50.00 equals \$1,750 annually
2. Maintenance of streets, drains, shade trees, snow removal for 7,500 feet of road. Cost unknown.
3. Based on home size and new house sales in Borough, each would have greater than 2 pupils per home. This amounts to 128 students.

111. NEW HOME CONSTRUCTION

- A. Estimate 6 years to complete 10 homes or 18 homes per year average.
- B. AAA zone - 4 years to complete
- C. AA zone - 2 years to complete

Respectfully submitted,

E. D. Vagell, chairman  
R. V. Krapish  
T. B. Watson

## LAND SWAP STUDY

Mayor's comment: It has been suggested that about 12.6 acres of the 18.5 acres owned by the Borough at the north end of the property under discussion be traded for an equal area at the end of Fairhaven Drive. This trade is shown on the accompanying map and in the matter discussed below.

The following pros and cons are submitted by the special committee on SWAP. SWAP involves the exchange of 12.5 acres of land in the tract being considered for rezoning to industry.

### PRO

The exchange would provide a more compact tract for the proposed industrial zone and an additional 500 feet adjacent to the railroad.

An additional buffer between existing homes on East Elbrook Drive, Fairhaven Drive and Bedford Place and the proposed industrial zone would be provided, varying from 370 feet to approximately 450 feet.

The Borough would acquire land needed for access to the proposed water tank.

The land acquired by the Borough in the exchange would be more accessible for home development if the Borough should decide to sell the land, and therefore would be more valuable than the present Borough land.

If the Borough retains the land obtained in this exchange for recreation area, it would be accessible from an existing street; present land does not have access to any street.





### CON

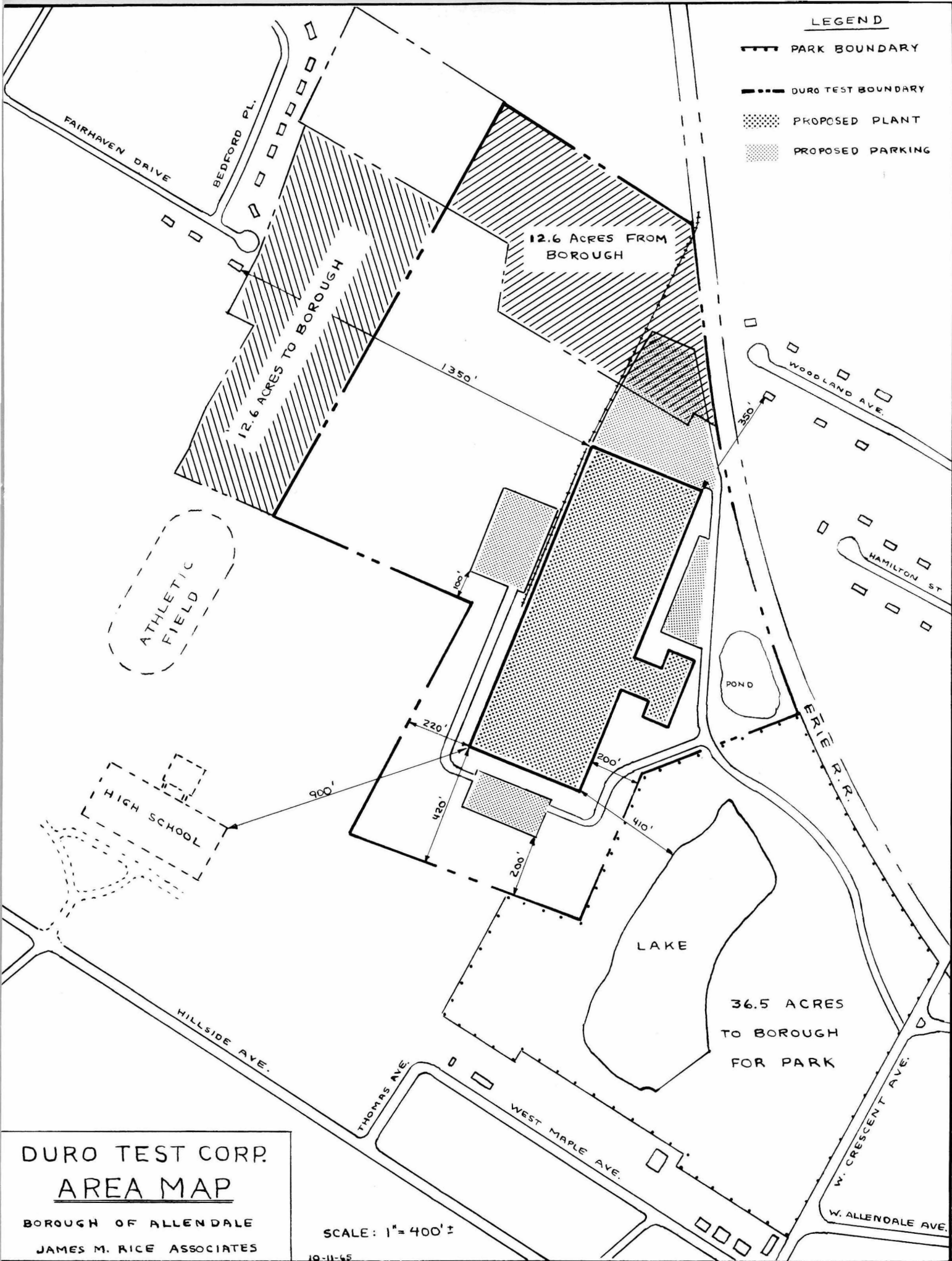
If the Borough retains the land obtained in the exchange for recreation, the two 70 foot wide areas cleared and cut out for roads may detract from full use of the land for such purposes.

Respectfully submitted,

John J. Cebak, chairman  
Rose Conklin  
Herman Rohsler

LEGEND

-  PARK BOUNDARY
-  DURO TEST BOUNDARY
-  PROPOSED PLANT
-  PROPOSED PARKING



**DURO TEST CORP.**  
**AREA MAP**

BOROUGH OF ALLENDALE  
 JAMES M. RICE ASSOCIATES

SCALE: 1" = 400' ±

18-11-65

EFFLUENT AND EXIT STUDY

As pertaining to sewerage disposal, a complete package plant would be installed conforming to State and local codes.

As pertaining to noxious or toxic gases emanating from a heating plant - None - The Duro-Test Corp. would install a gas fired, heat generating plant.

As pertaining to discharge of noxious, toxic, or inflammable waste - None - The Duro-Test Corp. would install a high temperature cleaning process that would reduce any noxious gas to a non-noxious level before being expelled into the air.

The results of this study were unanimously agreed to by this Committee.

Respectfully submitted,

Walter Anderson, chairman  
William Hackett

**DURO-TEST CORPORATION**  
NORTH BERGEN · NEW JERSEY

OFFICE OF THE PRESIDENT

October 8, 1965

Honorable Robert I. Newman, Mayor  
Borough of Allendale  
Allendale, New Jersey

Dear Mayor Newman:

Messrs. W.J. Uber, J. Russell, Lee <sup>Goetz</sup>~~Goody~~, Fred Brackett, Jay Rasmussen and John Murphy were kind enough to visit our plant today and we took all of these gentlemen on an extended tour and inspection of the premises.

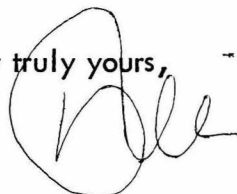
At the conclusion of the tour, a meeting was held with these gentlemen and Mr. Cook, Mr. Allen and myself. Many points were raised and the meeting was most informative to us.

In view of the many conflicting opinions and problems that were presented at this meeting, we have concluded that it is best for us to withdraw our interest at this time in the Crestwood Lake area as a potential industrial site for Duro-Test.

If there should be any concrete change of sentiment in Allendale, and if at that time we are still in the market for a site, I would certainly then recommend that Duro-Test's interest in the Crestwood Lake area be renewed.

Meanwhile, allow me to extend our deepest appreciation for the indulgence and courtesies that you and your Citizens Committee have extended to us.

Very truly yours,



WHSimson:jg

CC: Mr. C.P. Smith  
Mr. S.T. Van Houten  
Mr. J.M. Rice



# DURO-TEST CORPORATION

*Incandescent · Fluorescent · Electronic*

NORTH BERGEN · NEW JERSEY

OFFICE OF THE PRESIDENT

October 6, 1965

Honorable Robert I. Newman, Mayor  
Borough of Allendale  
Allendale, New Jersey

Dear Mayor Newman:

Allow me to express the sincerest appreciation of Mr. Hourigan, Mr. Cook and myself for the meeting that you were kind enough to arrange last evening.

It was suggested that officials of Duro-Test Corporation 'introduce' themselves to the citizens of Allendale and, in general, take an active part in the rezoning controversy of the Crestwood Lake area.

May I advise you that our Board of Directors will not approve this procedure. The problem of whether or not to rezone must be resolved by the citizenry of Allendale. Duro-Test Corporation feels that it has no moral license to participate in such a controversy.

It is necessary for us to relocate our main plant in order to accommodate new equipment currently under construction. We are rapidly running out of time for a final determination of plant site. The agreement with our Union limits such a site to a maximum of 40 miles from North Bergen.

Some time ago, an Employees Committee was appointed for site selection. The preference of this Committee was the Crestwood Lake area. This tract was submitted to our Committee by Jos. L. Muscarelle, Inc.

The prime reasons for the Committee's preference are:

1. No other plant within proximity.
2. High, dry land and clean atmosphere.
3. Excellent area for type of personnel we employ.
4. Large number of our employees presently reside within commuting distance of Allendale.
5. Main line of Erie railroad.

Currently, we have 918 employees. 508, or approximately 55%, of these employees are factory operators and members of the Incandescent and Fluorescent Lamp and Accessory Workers Union, an independent Union.

The balance of 410 employees are either office, professional, or supervisory personnel and represent approximately 45% of our total.

About 70% of our employees are female. Most of our employees are married, have an average length of service of from 5 to 15 years, and strike a median age of 39.

Duro-Test Corporation is interested in locating its main plant site on the Crestwood Lake tract, subject to the following conditions:

1. That a written option agreement between Duro-Test Corporation and the owners of this property be consummated in a manner as prescribed by counsel for our Company and approved by our Board of Directors.
2. That the grant of a portion of this tract around Crestwood Lake for the exclusive use of the residents of the Borough of Allendale shall be deeded to the Borough in a manner as prescribed by counsel for our Company and approved by our Board of Directors and Stockholders.
3. That the Crestwood tract be rezoned, et cetera, and that a building permit be issued by the Borough of Allendale in a manner as prescribed by counsel for our Company and approved by our Board of Directors.

( we fully appreciate that it is up to the Borough of Allendale to wholly, by itself, determine the manner of rezoning, et cetera, if any. The above conditions are intended to point out that there is no commitment on the part of Duro-Test Corporation unless such ordinance, et cetera, meet our requirements as we evaluate them. )

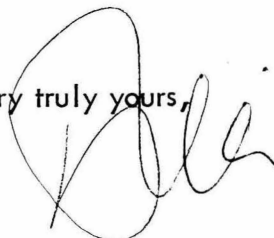
Under separate cover, I am mailing you various pieces of literature which describe Duro-Test activities. Most of our production is sold to commercial and industrial users.

We hope to maintain our interest in Allendale until March 11, 1966. If the resolution of these problems is not finalized by that date, we will negotiate elsewhere for a plant site.

Be assured that the 'welcome mat' is at our front door for your Citizens Committee. You all have an open invitation to visit and inspect our plant at any time.

Thanking you for your kind indulgence, I am

Very truly yours,

A handwritten signature in black ink, appearing to be 'W. H. Simson', written over the words 'Very truly yours,'.

