



# Borough of Allendale

New Jersey

OFFICE OF THE MAYOR

## TO THE RESIDENTS OF ALLENDALE

On November 2, 1965, the voters of Allendale will have the opportunity to vote on the following referendum question:

"Do you favor the re-zoning of the area commonly known as Crestwood Lake, consisting of approximately 100 acres, being Lots 4, 6 and 44 and part of Lot 60, all in Block 2 of the Assessment Map, for the purposes of about 60 acres for a single selected industrial use and about 40 acres to be donated for park and recreation use of the residents of the Borough of Allendale?"

Realizing the importance of making available the facts to the voters so that each can use his own good judgement on how to vote, the Mayor, on September 23, appointed several Citizens Advisory Committees to gather and present the facts on the more important aspects of the question. The attached reports, agreed upon unanimously by the members of the various committees, are submitted to you without any changes.

An attempt has been made to present impartial information, avoiding those aspects where personal preference is involved. It is the belief that such personal preference should be left up to you, the voter. Back-up information on the reports concerning recreation, taxes and traffic can be seen in the Borough Clerk's office. Also attached is a map showing the proposed division and exchange of property and the preliminary thinking as to the size and location of the building to be erected. (Please see "Land Swap Study") As regarding the area to be donated to the town (approximately 36.5 acres) Duro-Test has indicated they would put the following conditions on the transfer:

1. That the property be used exclusively by the residents of Allendale and their personal guests.



# Borough of Allendale

New Jersey

OFFICE OF THE MAYOR

2. That the property be kept in a neat and attractive condition. ("They used Graydon pool in Ridgewood as an example of this")
3. That Duro-Test be granted an easement to provide ingress and egress from West Crescent Avenue to their proposed operations to the west.

Realizing that direct examination of the area involved is even better than a map, the owners of Crestwood have agreed to stake out the proposed location of the Borough recreation area and the industrial building and have invited interested residents to inspect the site on October 23, 24, 30, 31.

We strongly urge all voters of the Borough to study the attached reports and map and then vote on November 2. The results of the vote will not only be advisory to the governing body but will also indicate to Duro-Test whether the people of Allendale are or are not in favor of the proposal.

Please study and then vote on November 2.

Sincerely,

Robert I. Newman, Mayor

**Attachments:**

Reports    Tax Study  
            Traffic Study  
            Recreation Study  
            Water Study  
            Railroad Study  
            Fire Study  
            Residential Use Study  
            Land Swap Study  
            Map  
            Letters from Duro-Test  
            Effluent and Exit Study

Note: Cost of printing and distribution is paid by Borough funds.

## TAX STUDY

The two questions studied by this committee were:

1. What tax rate effect would occur if the 100 acres of property were fully developed for residential purposes?
2. What tax rate effect would occur if the 60 acres were fully developed for industrial use, and the 40 acres were reverted to Borough property?

The committee took into consideration the following facts and projections in promulgating this report.

The facts were based on the Abstract of ratables as it applies to the Borough of Allendale for 1965, as certified by the Bergen County Board of Taxation.

The projections were garnered from the reports of the various committees as appointed by the Mayor.

Attached hereto please find the necessary work sheets, including the adjusted budgetary items and the adjusted ratables.

You will note from Schedules A & B attached, the computations in arriving at the projected tax rates were based upon Chapter 51 amended--Laws of 1960-- New Jersey Statutes Annotated.

The findings of this committee are as follows:

1. REAL ESTATE TAX RATE:

The estimated general tax rate if used for residential purposes will be \$3.33 per \$100.00 of assessed valuation, as presently zoned.

The estimated general tax rate for 60 acres if used for industrial purposes will be \$3.10 per \$100.00 of assessed valuation.

2. PERSONAL PROPERTY USED IN BUSINESS TAX RATE:

The adjusted personal property tax rate if the property is used for residential purposes would be \$7.04.

The adjusted personal property tax rate if the property is used for industrial purposes would be \$3.10.

These projected tax rates would have the following effect on residential properties in Allendale:

RESIDENTIAL ASSESSED VALUATION	IF RESIDENTIAL AT \$3.33	IF RESIDENTIAL AT \$3.10	DIFFERENCE
\$20,000	\$ 666.00	\$ 620.00	\$46.00
25,000	833.00	775.00	58.00
30,000	999.00	930.00	69.00
35,000	1,166.00	1,085.00	81.00
40,000	1,332.00	1,240.00	92.00

The results of this tax study were unanimously agreed to by this committee.

Respectfully submitted,

Dante Leodori, chairman  
 Al Hart  
 Richard Major  
 W. James Hall  
 Joseph Blunt  
 William Hackett

## TRAFFIC STUDY

### PURPOSE

The purpose of the committee was:

1. to study all of the available data.
2. to accumulate additional data, if necessary.
3. to present the facts as accumulated to the members of the Borough.

### METHOD

Our general method was to hold a first discussion meeting to determine our goals. Thereafter, we gathered certain other data as did not exist before, and held subsequent meetings to discuss this data. Notes of each meeting were kept.

Our sources of information were as follows:

1. The report of the Passaic Valley Citizens Planning Association to the Allendale Planning Board, dated May 25, 1965.
2. The report to Hon. R.I. Newman from the County Engineer, Mr. Roy J. Elam and Mr. E.A. Boulding, a traffic engineer on his staff, dated October 8, 1965.
3. The appearance before the committee on October 13, 1965 of Mr. Elam and Mr. Boulding.
4. Eight traffic count records for various roads submitted by the County.
5. Seven traffic count records for various roads submitted by the Allendale police.
6. The four information pages titled, but not dated, "Pertinent Information Regarding Re-zoning of Crestwood Lake for Duro-Test Corp."
7. A letter addressed to Mr. Feely from Mr. Cook of Duro-Test, dated October 7, 1965.

### CONCLUSIONS

The conclusions reached herein are a representation of the facts as they appear in the aforementioned reports and as they were expressed by members of the committee and appear in the notes, as a result of the information furnished by Chief Wilson and the Allendale police department and appear in the notes, and as a result of information given to the committee by the County engineer and his staff member on

October 13, and appear in the notes.

1. The definition of congestion or heavy traffic flow is a relative one to each individual who experiences the traffic. What traffic may seem heavy to one may seem light to another.
2. The analysis of the traffic count data demonstrates that during the first phase of development of the property for an industry with a traffic expectancy as predicted for the first phase of the Duro-Test development, the additional traffic during this phase would not produce more than short, infrequent delays at peak hours. The P.V.C.P.A. report and the County Engineer's report both bear this out. The potential delay hours would be 8:15 to 8:30 a.m., 3:30 to 3:45 p.m., and 5:30 to 5:45 p.m.
3. The second phase of development by an industrial tenent such as Duro-Test would produce a greater frequency of delay.
4. Improvements to move more traffic will be necessary in coming years with or without industrial development. The improvements will be necessary sooner as a result of industrial development.
5. The order in which improvements would be made is as follows:
  - intersection improvements
  - traffic signals
  - widening of the road
  - reconstruction of the Erie railroad
  - overpass to four lanes
6. The volume of traffic which would be created by residential development would be similar to that of phase I industrial development. This traffic would not produce the infrequent delays at peak traffic periods because it would not attain these peaks.
7. Ultimate widening of the road would require about eight feet on both sides of the road and removal of many trees. The trees would be replaced with saplings when the road was completed.
8. The cost of road improvements is shared as follows: if only county roads are involved at intersections, cost is paid by county; if county and town roads are involved, cost is shared.
9. A deceleration lane for west-bound traffic, on the righthand side after the Erie overpass, leading into the industrial driveway is recommended.

10. It was recommended by the County Engineer that the industrial driveway be moved to a point opposite West Allendale Avenue.
11. The County Engineer requested that he be allowed to lend assistance to the architect in designing the industrial driveway and parking lots.
12. The Erie railroad overpass is the greatest problem in the way of freer traffic flow. Its improvement would cost several million dollars.
13. The aforementioned sources of information are part of this report.
14. This is the report of this committee and there will be no others from this committee or any of its members.

Respectfully submitted,

V.J. Cotz, chairman  
T.G. Baldacci  
Herbert Lange  
F.J. Feely  
Chief Robert Wilson  
John Morton  
Mrs. R.H. Heddy



## RECREATION STUDY

### General

If the Crestwood Lake property is rezoned for industrial use and the Duro-Test Corporation purchases the property (which approximates 96 acres), then the Corporation proposes to make a gift to the Borough of approximately 36½ acres, which includes Crestwood Lake, a man-made lake covering 7 acres, subject to the following general restrictions:

1. The property is to be used exclusively by the residents of Allendale;
2. The property is to be kept in a neat and attractive condition; and
3. Duro-Test is to be granted an easement to provide ingress and egress from West Crescent Avenue to the proposed operation to the west of the lake (such road is to be built and maintained by Duro-Test).

### Current Use and Description of Property to be Donated to the Borough

The property is currently used during the summer season as a public swimming facility which has accommodated up to 5,000 people at peak periods. The lake is drained in September and the property is not used again until the following swimming season.

The physical facilities included in the 36½ acres include:

1. The 7 acre lake which includes sand beaches;
2. Two 300 ft. deep wells and a well point system capable of producing in the aggregate 150 gallons per minute, all of which is used to maintain the level of the lake. The lake is initially filled each spring by diverting the Ramsey Brook into the lake bed;
3. Wooded picnic grove;
4. Field with little league ball diamond;
5. Open area now used for parking;
6. Access roads;
7. Buildings including an office, two refreshment stands, three dressing rooms, ticket stand and two pump houses. The "pavilion" is not included in the gift.



## Uses of the Donated Property

### Case I: No Recreational Use - Park Setting Only

If the property was placed in use as a park area only - with no swimming or other recreational use - maintenance cost of doing so would be about \$6,000 per year, payable out of general tax revenues to the Borough. This cost estimate is based upon the cost experience of the Borough in maintaining property now owned by the Borough.

### Case II: Recreational Use Limited to Swimming

If the Duro-Test Corporation agreed, the area might be used as the site for a swimming club with membership open to Borough residents on a subscription basis. If a swimming club were established, the committee contemplates that the wooded picnic grove, ball diamonds and parking areas would continue to be open to all Borough residents. The Borough would continue to pay the costs of general maintenance of about \$6,000 out of general tax revenues. The swimming facility would be open only to those Borough residents paying an annual subscription fee, which the committee believes would not be more than \$40 per family. This estimated subscription fee is based upon an annual operating budget of \$20,000 (see attached cost estimate) and an anticipated membership of 500 families.

### Case III: Other Uses

There is adequate space for development of many other uses, such as athletic facilities (additional softball diamonds, tennis courts, ice-skating, archery, rifle-range); cultural endeavors (arts and crafts, adult education); and civic activities (teenage recreation center, meeting place and camp-site for scouting activities).

Realization of any such uses would depend upon:

1. obtaining the permission of Duro-Test, and
2. the willingness of Borough residents to pay the additional costs related to the proposed use.

### Current Park and Recreational Facilities of the Borough (44 acres)

1. Centrally located recreation park of 14 acres with the following facilities:
  - a. Regulation size baseball diamond and grandstand;

- b. Three little league size diamonds with bleachers;
  - c. Field house with storage and toilet facilities;
  - d. Shallow swimming pool with a maximum depth of 4 1/2 feet, equipped with sand filter and filled with water from a well point system;
  - e. Small ice-skating pond.
2. A memorial park of 1 1/2 acres.
  3. The recreational fields of the K-3 elementary school to be constructed on Hillside Avenue.

In addition, the Borough owns a wooded, undeveloped tract of 18 1/2 acres in the vicinity of Fairhaven Drive and a tract of 10 acres near New Street which is 50% occupied by the Water Department and the Borough garage.

#### Recommendations Of Planning Authorities on Recreational Acreage

Planning authorities have recommended that the Borough devote acreage to recreational use, as follows:

1. Bagby and Pangburn, report to Borough in 1952 - 108 acres;
2. Community Planning Associates, report to Borough in 1961 - 60 acres.

#### Conclusions

The Committee responsible for this part of the Report has attempted to present in the time allowed all facts necessary to evaluate the proposed gift of Crestwood Lake to the Borough. In addition, the Committee believes the following observations may be helpful to residents in assessing the worth of the proposed gift of land as a part of the over-all proposal to rezone the Crestwood Lake property for industry:

1. The Committee is much impressed with the possibilities for development of recreational facilities on the Crestwood Lake tract. However, it must be borne in mind that realization of any of the recreational uses proposed above would depend upon obtaining the approval of Duro-Test and the willingness of Borough residents to participate on a subscription basis.
2. The Committee believes that the 44 acres of land now owned by the Borough probably offer adequate space for development of a number of the recreational facilities suggested

above. As in the case of any recreational facilities developed for residents at Crestwood Lake, the cost of development of additional recreational facilities on Borough owned land would be borne by interested residents on a subscription basis. For instance, the Committee believes it would be possible to develop and operate a swim club on Borough owned property along the lines of the Ramsey swim club at a cost of approximately \$60 to \$70 per family per year if at least 500 families would participate on a subscription basis. If Borough owned property were so used, the Borough would, of course, lose some of the open space effect we now enjoy. Moreover, should the present owners of Crestwood Lake be willing to sell the Lake and its facilities to a group of Allendale residents interested in developing a swim club, at a price commensurate with the current assessed value of the property, the Committee believes such a group could make the purchase and operate a swim club for approximately \$60 to \$70 per year per family.

Respectfully submitted,

E. W. Dryden, chairman  
Norman S. Lane  
Albert F. Lilley  
Mrs. Jeffrey Pearson  
Carroll Porter  
Ralph Scafuro  
Joe Tremitiere

## 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.	
Requirement	3,299,500 gals.
Personal requirement	<u>7,015,000 gals.</u>
	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

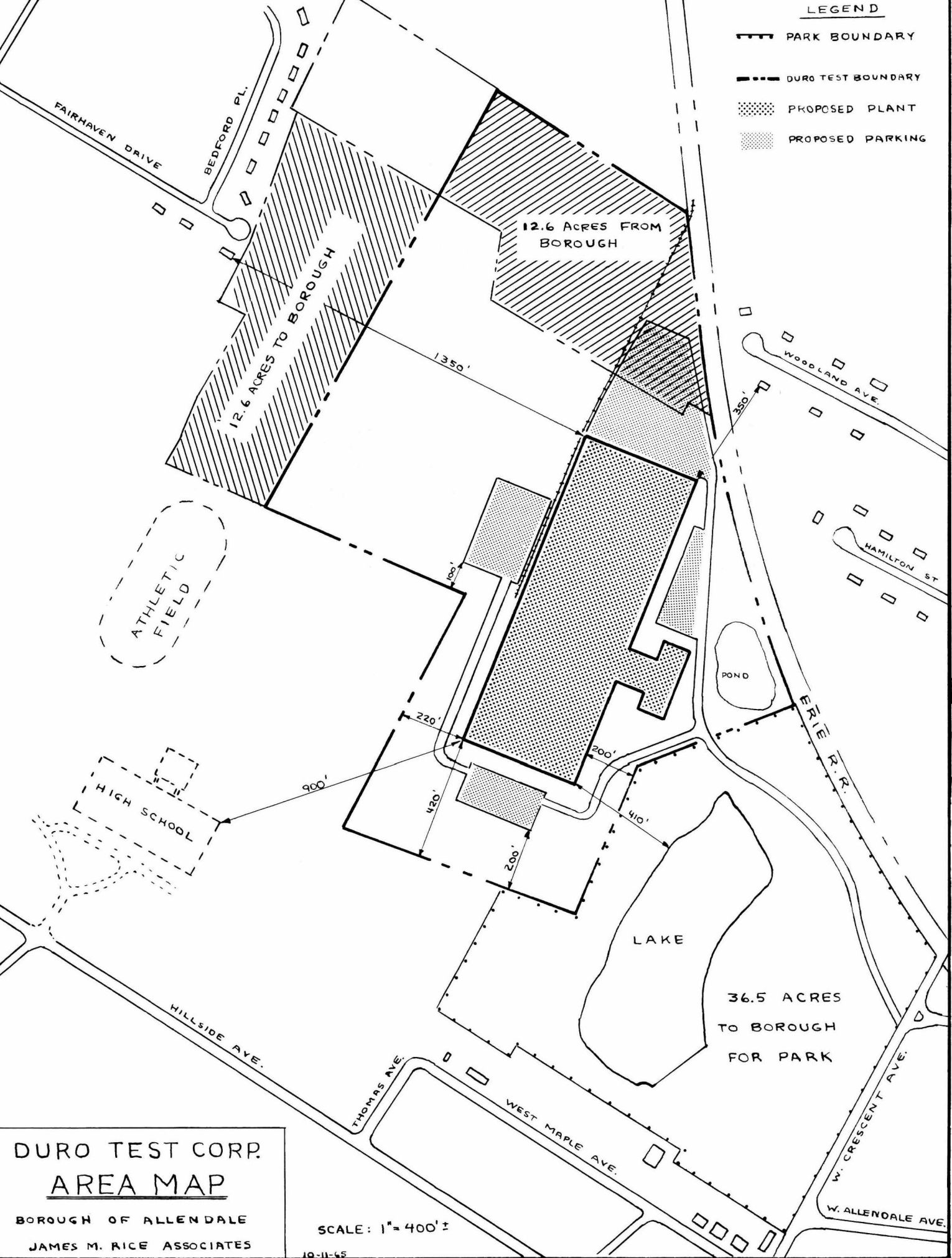
If the Borough retains the land obtained in the exchange for recreation, the two 70 foot wide areas cleared and cut out for roads may detract from full use of the land for such purposes.

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' ±

19-11-65

## 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 toxious 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.

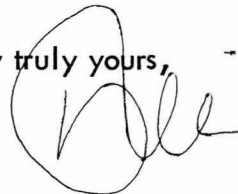
At the conclusion of the tour, a meeting was held with these gentlemen and Mr. Cook, Mr. Allen and myself. Many points were raised and the meeting was most informative to us.

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. )

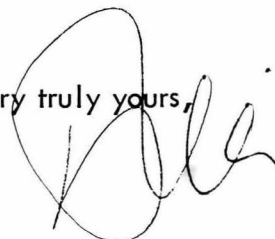
Under separate cover, I am mailing you various pieces of literature which describe Duro-Test activities. Most of our production is sold to commercial and industrial users.

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 typed text 'Very truly yours,'.