

MONROE TOWNSHIP, MIDDLESEX COUNTY

RESOLUTION NO.: R-1-2025-047**RESOLUTION OF THE MONROE TOWNSHIP COUNCIL
ADOPTING ITS PRESENT NEED AND PROSPECTIVE NEED
FOR THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS**

WHEREAS, on March 20, 2024, Governor Murphy signed into law Bill A4/S50, codified as P.L. 2024, c.2 (the "**Amended FHA**"), which amends the New Jersey Fair Housing Act, P.L. 1985, c.222 (N.J.S.A. 52:27D-301, et seq.) and other related housing laws; and

WHEREAS, pursuant to the Amended FHA, municipalities are required to determine the Present Need obligation (Rehabilitation) and Prospective Need obligation (New Construction) of their fair share of the regional need for affordable housing ("**Fair Share Obligation**") during the 10-year period beginning on July 1, 2025 (the "**Fourth Round**"); and

WHEREAS, pursuant to the Amended FHA, should a municipality determine its Fair Share Obligation by January 31, 2025, the municipality's determination shall be established by default and shall bear a presumption of validity beginning on March 1, 2025, unless challenged by an interested party on or before February 28, 2025; and

WHEREAS, pursuant to the Amended FHA, any challenge to a municipality's determination must be initiated through the Affordable Housing Alternative Dispute Resolution Program (the "**Program**"), explain with particularity how the municipality's calculation fails to comply with N.J.S.A. 52:27D-304.2 and 52:27D-304.3, and include the challenger's own calculation of the fair share obligations in compliance with said sections; and

WHEREAS, on October 18, 2024, the New Jersey Department of Community Affairs (the "**DCA**") published a report with an estimate of the fair share affordable housing obligations of all municipalities, which, pursuant to the Amended FHA, may be taken into consideration by a municipality but shall not be binding on a municipality when calculating a municipality's respective Fair Share Obligation. The Land Capacity Data was released on November 27, 2024; and

WHEREAS, the Township of Monroe (the "**Township**"), with the assistance of its professionals, has calculated its Fair Share Obligation for the Fourth Round based upon the methodology set forth in the Amended FHA, which included consideration of the DCA's calculations and analysis; and

WHEREAS, the Township Council of the Township of Monroe (the "**Township Council**") has reviewed the findings of the Township's professionals, which are described in the attached **Exhibit A**, and adopts a Fair Share Obligation for the Fourth Round consisting of a Present Need obligation of 76 units and a Prospective Need obligation of three hundred seventy-eight (378) units; and

WHEREAS, in accordance with N.J.S.A. 52:27D-311(m) of the Amended FHA, the Township reserves its right to take a vacant land adjustment, which may result in a reduction to the new construction portion of its Fair Share Obligation; and

WHEREAS, the Township reserves its right to revise its Fair Share Obligation in the event that a decision of a court of competent jurisdiction, or an action by the New Jersey Legislature, would result in a lower calculation of an obligation for the Township; and

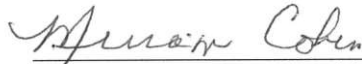
WHEREAS, the Amended FHA requires municipalities to satisfy various administrative and procedural requirements in connection with the adoption of a municipality's Fair Share Obligation, including but not limited to the publication of this Resolution to the Township's publicly accessible Internet website and the filing of an action with the Program through the Judiciary's electronic filing systems, within forty-eight (48) hours of the adoption of this Resolution; and

WHEREAS, the Township Council directs the Township Clerk to satisfy all required notice and publications requirements, and authorizes the Township and its professionals to take all actions required to file the necessary action with the Program.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe that the:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township of Monroe's Fair Share Obligation for the Fourth Round of affordable housing obligations consists of a Present Need obligation of 76 units and a Prospective Need obligation of three hundred seventy-eight (378) units.
3. The Township reserves its right to take a vacant land adjustment, which may result in a reduction to the new construction portion of its Fair Share Obligation.
4. The Township reserves its right to revise its Fair Share Obligation in the event that a decision of a court of competent jurisdiction, or an action by the New Jersey Legislature, would result in a lower calculation of an obligation for the Township.
5. The Municipal Clerk be and is hereby directed to forward a copy of this Resolution to the Department of Community Affairs and to publish a copy to the Township's publicly accessible Internet website within forty-eight (48) hours of the adoption of this Resolution.
6. The Township be and is hereby directed to file an action with the Affordable Housing Alternative Dispute Resolution Program regarding this Resolution in compliance with the Amended FHA, and the Mayor and Township Clerk are authorized to execute any and all documents required for said purpose.
7. This Resolution shall take effect immediately.

SO RESOLVED, as aforesaid.



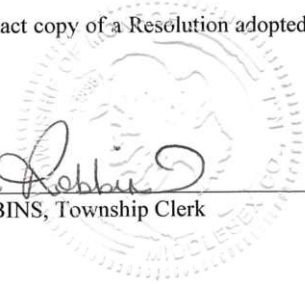
MIRIAM COHEN, Council President

CERTIFICATION

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Monroe Township Council at its meeting held on January 29, 2025.



CHRISTINE ROBBINS, Township Clerk



Block	Lot	Owner	Property right Fac	Weighted Acres	VacantAcres	Notes
1	36.02	11.1 Toth, Matthew Michael	3b	1.926346865	1.926346865	
2	11.1	9 Bradford, Linda	3b	0.450355014	0.450355014	
3	28.15	28.15 Lopez, Jesus L.	3a	0.094142757	0.094142757	
3	28.15	28.15 Lopez, Jesus L.	3a	1.590373807	1.590373807	
3	28.15	28.15 Lopez, Jesus L.	3a	0.120193789	0.120193789	
3	30	30 B Sunov Farm Management Corp.	3a	0.069398095	0.069398095	
3	3	Federal Business Centers	3a	0.5314326	0.5314326	
3	3	Federal Business Centers	3b	0.859292251	0.859292251	
3	3	Federal Business Centers	3b	3.6393930792	3.6393930792	
3	3	Tip Top Bradford Inc	3b	0.800046604	0.800046604	
3	3	Bradford, Linda, Auth, George & Susan C/o Melgan	3b	9.385209	9.385209	
3	3	9, 10, 12.01	1	4.152579892	4.152579892	removed Lot 12.01 (USM- Round 3 site) from calculation
5	20.01	1.01 Hennessy Realty LLC	1	1.611710119	1.611710119	
6	20.01	Princeton South @ Lawrenceville LLC	1	1.611710119	1.611710119	
6	6	Haughland, Corey & Victoria, Lounor, LLC,	1	0.356472	0.356472	Lot 2.01 on target farm list, lots 3.05, 4.5, and 4.8 not in SSA.
6	3.05, 1.01, 2.01, 4.5, 4.6	Tseng, Yang Shien & Judy M.	3b	0.83952051	0.83952051	removed from calculation.
6	6.32.01, 32.02	39 Bently LLC, Brookland Company	1, 3b	2.914289429	2.914289429	
13	6.04	Intravento John J	1	4.40942537	4.40942537	
15	3.1	Longo, Chad A. & Maryann	3b	5.120592	5.120592	removed lot 9.06, house of worship use
15	15	Nativity of Our Lord Parish, Applegarth Estates LLC	1 + 3b	4.690064	4.690064	removed lot 1 and 2 not in SSA
15	15	25.2, 1, 26.01, 26.02	3b	1.015474722	1.015474722	
16	5	Martyuk, Robert S. & Beverly J.	3b	0.161881998	0.161881998	
18	7.94	7.94 Union Valley Road LLC	3b	0.545226	0.545226	14.07 on target list for farmland preservation. Revised acreage of lot 14.02 only
18	18	14.02, 14.07	1, 3b	4.294112926	4.294112926	
18	18	MCL LLC, Bailey's Farm, LLC,	3b	3.781784368	3.781784368	
18	18	2.01 Esposito, August A, Jr.	3b, 1	0.112577351	0.112577351	
18	18	7 + 8.05	4a	2.371684624	2.371684624	
25	12	Wpshiane Company (e)	1	3.373120274	3.373120274	
26	18	VMRB, LLC	1	9.689308999	9.689308999	
28	28	10.16 Makiewicz, Edward & Jean	3b	5.203698095	5.203698095	
32	4.7	4.7 J.E. ET'SCH HOME FARM, LLC.	3b	4.666213278	4.666213278	
33	6.01	6.05 6 elm Ridge Development LLC	3b	0.887272316	0.887272316	
33	10.02	10.02 Rasmussen Niels III	3b	0.633744937	0.633744937	
33	10.02	10.02 Rasmussen Niels III	3b	0.486082327	0.486082327	
33	10.02	10.02 Rasmussen Niels III	3b	0.203094572	0.203094572	
33	10.02	10.02 Rasmussen Niels III	3b	0.092038083	0.092038083	
33	33	33.115, 3.04	3b	36.38694945	36.38694945	
33	33	6.01 + 5	3b	0.136192535	0.136192535	
33	33	6.01 + 5	3b	2.160829818	2.160829818	
35	15.01	15.01 Headquarter Hills, LLC	3b	0.13365457	0.13365457	
35	15.07	15.07 Headquarter Hills, LLC	3b	0.726013117	0.726013117	
35	15.07	15.07 Headquarter Hills, LLC	3b	0.133744415	0.133744415	
36	17.3	17.3 ZYGADLO, MIROSLAW & IZABELA	3b	0.334652424	0.334652424	
36	17.3	17.3 ZYGADLO, MIROSLAW & IZABELA	3b	0.701835381	0.701835381	
36	24	24 DIBENEDDETTO, MADDALEIN & PASQUALE	3b	2.026379857	2.026379857	
36	36	36	3b	0.919871161	0.919871161	
39	2.3	2.3 PERFECT PROPERTIES, LLC.	3b	0.062230804	0.062230804	
39	2.5	2.5 PERFECT PROPERTIES, LLC.	3b	3.026502948	3.026502948	
39	7.01	7.01 JOAQUIM M. FERNANDES, LLC.	3b	0.136189187	0.136189187	
42	7.2	7.2 TRAJAN, JENNY	1	3.881958909	3.881958909	
48.11	9	9 DEWAN, JOSEPH A. & MARY C.	1	0.057404486	0.057404486	
48.11	20.21	20.21	1	0.087729125	0.087729125	
48.12	35 & 36	35 & 36	1	0.114808473	0.114808473	
48.4	11.2	11.2 INTRAVAYATOLA, JEFFREY S. & LISA	1	1.049055398	1.049055398	

49	12.03, 14	15 FARINHAS, CARLOS	1	1	0.154616075	0.154616075
49	15, 10, 14	HOMETECH HOMES, LLC., NAPIERSKI, BARBARA	1	1	4.87755468	4.87755468
50		FARINHAS, CARLOS, NAPIERSKI, BARBARA	1	1	0.154974	0.154974 removed area not in sewer service area
50		232 MANCUSO, TOMMASO & NADIA R.	3B	1	0.893705097	0.893705097
50		232 MANCUSO, TOMMASO & NADIA R.	3B	1	0.53005308	0.53005308
50		232 MANCUSO, TOMMASO & NADIA R.	3B	1	0.241148088	0.241148088
50		3.2 HLUCHY, JOYCE - TRUST	3B	1	0.214286893	0.214286893
50		3.2 HLUCHY, JOYCE - TRUST	3B	1	0.27108914	0.27108914
50		4 FANELLO, CHRISTOPHER	3B	1	0.647438047	0.647438047
50		9.6 KOPPEL, LESLIE	3B	1	1.884654284	1.884654284
50		9.6 KOPPEL, LESLIE	3B	1	0.074203551	0.074203551
50	2.16, 2.17	2.14 DOUGLAS, WILLIAM & ANNA	3B	1	3.482003668	3.482003668
50	3.02, 2.32	2.4 PERROTH, DONNA & GARY	3B	1	0.14739227	0.14739227
50	3.2, 4	8.2 MAAVIDA, LLC	3B	1	12.31130207	12.31130207
51		12.4 HYE, LINDA M.	3B	1	1.28870875	1.28870875
53		12.4 HYE, LINDA M.	3B	1	3.982542827	3.982542827
53		12.4 HYE, LINDA M.	3B	1	9.637862047	9.637862047
53		14.9 PAIVA, JOAO L. & MARIE L.	3B	1	0.342034515	0.342034515
53		14.9 PAIVA, JOAO L. & MARIE L.	3B	1	1.846444277	1.846444277
53		14.5 PAIVA, JOAO L. & MARIE L.	3B	1	0.792338414	0.792338414
53		21.5 GREEK'S CORP.	3B	1	3.017630739	3.017630739
53		27 POLICK, JARED	3B	1	18.78720045	18.78720045 ALSO 53/21.5-AND 53/6.5
55, 1	7, 8 & 10	26.28 434 GRACE HILL ROAD, LLC.	3B	1	9.094938893	9.094938893
62		1.6 SKRZYNIARZ, KRYSZTOF	3B	1	0.169221672	0.169221672
62	3.2, 3.3	33.5 FRANKENBERG, HARRY & DASY	3B	1	5.138166058	5.138166058
62		33.5 FRANKENBERG, HARRY & DASY	3B	1	0.370077784	0.370077784
62		33 CHIARELLA, GIROLAMO	3B	1	1.851423939	1.851423939
68	44.07 & 44.04	11 EDWARDS, NATALIE K.	3B	1	6.335621412	6.335621412
75		DIPIERRO, ANTHONY & LOUISE & KATHLEEN	3B	1	1.2084271929	1.2084271929
75	6.4, 6.5	2.1 STANISLAWCZYK, ERIK & NICOLE	3B	1	2.462548442	2.462548442
76		11.7 PERGER, IMPRE & JACQUELINE	3B	1	0.202807912	0.202807912
76		15.48 PATEL, KRUPALI	3B	1	0.90008775	0.90008775
77		22.3 JABLONSKY, ROBERT R.	3B	1	0.43677211	0.43677211
79		6 Perez, Rubi & Giler Angel	3B	1	0.688241439	0.688241439
82		19 ORION, II MONROE 8A LOGISTICS CENTER	3B	1	0.274826578	0.274826578
83		12.04 SMITH, MICHAEL	3B	1	0.057409423	0.057409423
83.2		13.1 HOMETECH HOMES, LLC	3B	1	1.898991356	1.898991356
105	2, 3	26 EMILIO DEVELOPMENT, INC.	3B	1	0.398436603	0.398436603
106	46	6 EMILIO DEVELOPMENT, INC.	3B	1	0.279305256	0.279305256
106	47	6 EMILIO DEVELOPMENT, INC.	3B	1	0.459228568	0.459228568
106	48	27 FERRARO, J.FAM TRUST & FERRARO, M. TRUST	3B	1	0.225709306	0.225709306
106	48 6, 7	31 SPICUZZA, C. C/O MARIA ELFERT	3B	1	0.903596336	0.903596336
108	6	1.1 HOLMES, JAMES AND LINDA	3B	1	0.057404065	0.057404065
108	6	9 MORNILE, MICHAEL J	3B	1	0.057404189	0.057404189
106	61	9 MORNILE, MICHAEL J	3B	1	1.549902694	1.549902694
107		23 JAKUBOWSKI, RONALD & ANNE	3B	1	0.717978278	0.717978278
107		29 ALT, JASER	3B	1	0.136710189	0.136710189
107	24.2, 25	30 MADAFFERI, VINCENT & GIUSEPPINA	3B	1	2.840314484	2.840314484
108	14	21 SUDOL, ZYGUNT T. & ANNA S.	3B	1	0.207168909	0.207168909
108	1	29 CHABALA, MICHELE & LEGATO, ANGELA	3B	1	5.054892827	5.054892827
109	13	VARIETY OF USERS	3B	1	0.408275454	0.408275454
109	13	VARIETY OF USERS	3B	1	0.538976043	0.538976043
109	1.2, 3, 31	VARIETY OF USERS	3B	1	0.506544765	0.506544765
109	14	19 ONDAYKO, PAUL G. & FRANCES	3B	1	1.370571	1.370571
109	14	19 ONDAYKO, PAUL G. & FRANCES	3B	1	0.361325826	0.361325826

lot 1 has been removed from area calculation

109.2	20 TULL, KIMBERLY & GUERRA, KELVIN	1	1	0.460283228	0.460283228
109.21	14.02 NADARAJAH, SIVAKUMAR & SIVAKUMAR, V	1	1	0.460243861	0.460243861
109.21 16.2, 17.3	RHAGEK, HOWARD & JOHN	1	1	0.294642	0.294642 17.3 is municipal basin. Revised to only include area of 16.2
109.23	18 DISALVO, DONALD & JOANN CASSANO	1	1	0.446948337	0.446948337
109.24	23 MALONEY, MARGARET C/O MALONEY	1	1	0.42284337	0.42284337
147.12	1 Yamani, Kaddour & Lori AnnRadice m	1	1	0.153027472	0.153027472
147.14	53.01 MITCHELL, ROBERT G	1	1	0.322387396	0.322387396
148	30 KASHI CONSULTING COMPANY	3b	1	3.427408459	3.427408459
148	30 KASHI CONSULTING COMPANY	3b	1	5.132481615	5.132481615
148.54	29.1 FETEIRA, ISABEL	1	1	0.828325076	0.828325076
148.6	27 republic Services	1	1	0.310824202	0.310824202
155	24 CATALANO, JENNIFER & MADDEN GREGG	1	1	0.077773933	0.077773933
Total Developable Acres:				259.6285746	

Block	Lot	Owner	Property (right Fac)	Weighted Acres	Variance/Notes
1	3,42	Monroe Township	15F	1.324693431	1,324,693.431 dead restricted
1	3,43	Monroe Township	15F	7.064677547	7,064,677.547 dead restricted
1	3,602	Monroe Township	15F	1.928344868	1,928,344.868 dead restricted
2	1	Federal Business Centers	3b	6.002334609	6,002,334.609 not in SSA
2	11,05	M&T Papers, LLC	3b	0.082739188	0,082,739.188 not in SSA
2	11,07	M&T Papers, LLC	3b	0.5858932264	5,858,932.264 not in sewer service
2	11,11	M&T Papers, LLC	3b	0.423431132	4,234,311.32 not in sewer service
2	4,01 + 11,03	9 Bedford Linda	3b	3.253745754	3,253,745.754 not in sewer service
3	12,01	JSM A/R, 33 South, LLC	3b	0.954142757	0,954,142.757 included
3	12,01	JSM A/R, 33 South, LLC	3b	1.194242021	1,194,242.021 included
3	12,02	JSM A/R, 33 South, LLC	3b	0.823514447	823,514.447 Round 3 site
3	12,22	DEPARTMENT OF TRANSPORTATION	18C	0.214689687	2,146,896.87 Round 3 site
3	14	JSM A/R, 33 South, LLC	3b	2.589067744	2,589,067.744 Round 3 site
3	25	Federal Business Centers	3b	3.579210181	3,579,210.181 not in sewer service area
3	25	Federal Business Centers	3b	2.713688853	2,713,688.853 not in sewer service area
3	28,15	Lopez, Jesse L	3b	0.260251729	2,602,517.29 not in sewer service area
3	28,15	Lopez, Jesse L	3b	0.120193789	1,201,937.89 included
3	29,01	Chaves, Gregory E. & Kimberly	3b	0.069398995	693,989.95 included
3	12,01, 13, 27, 28, 14	30 B Sunny Farm Management Corp.	3a	0.53184326	531,843.26 included
3	13,16 + 17	Federal Business Centers	3b	0.655925251	6,559,252.51 included
3	13,16, 17, 18	Federal Business Centers	3b	3.63930792	3,639,307.92 included
3	3,04, 3,02	B Sunny Farm Management Corp. and Federal Business Center	3b	2.970163405	2,970,163.405 not in SSA
3	3,04, 3,04	B Sunny Farm Management Corp. and Federal Business Center	3b	1.831747895	1,831,747.895 not in SSA
3	3,04, 3,04	B Sunny Farm Management Corp. and Federal Business Center	3b	0.655925251	6,559,252.51 included
3	3,04, 3,04	B Sunny Farm Management Corp. and Federal Business Center	3b	1.831747895	1,831,747.895 not in SSA
4	2,08	Sheba, Joseph M.	3b	0.455110211	4,551,102.11 preserved farm
4	6,02	Monroe Township	3b	0.333629546	3,336,295.46 preserved farm
4	14,01	CTOT SPIL, LLC & DTD SPIL, LLC	15C	4.471940094	44,719,400.94 community garden
4	14,01	CTOT SPIL, LLC & DTD SPIL, LLC	3b	20.333470589	203,334,705.89 Round 3 site - ENT Species
4	14,01	CTOT SPIL, LLC & DTD SPIL, LLC	3b	0.191063274	1,910,632.74 Round 3 site
4	1,01	Hennessey Realty LLC	1	4.152579892	41,525,798.92 included
5	4,01	Lubowicki, Wayne S.	3b	7.325641132	73,256,411.32 on target list for farmland preservation
5	5,23	TOMU LP	1	3.216477082	32,164,770.82 Round 3 site
5	12,06	JSM A/R, 33 LLC	3b	1.003107777	10,031,077.77 Round 3 site
5	13,01	SCM @ R/33 North LLC	3b	0.075608476	756,084.76 Round 3 site
5	19,01	JSM A/R, 33, LLC	3b	6.448930252	64,489,302.52 Round 3 site
5	19,01	JSM A/R, 33, LLC	3b	2.118118489	21,181,184.89 Round 3 site
5	20,01	JSM A/R, 33, LLC	3b	1.611701519	16,117,015.19 included
5	23,01	JSM A/R, 33 LLC	3b	18.33271726	183,327,172.6 Round 3 site
5	23,01	JSM A/R, 33 LLC	3b	2.871039396	28,710,393.96 Round 3 site
5	23,01	JSM A/R, 33 LLC	3b	1.153646037	11,536,460.37 Round 3 site
5	23,01	JSM A/R, 33 LLC	3b	1.831747895	18,317,478.95 Round 3 site
5	27,01	New Brookland, LLC	3b	2.181825657	21,818,256.57 JSM Round 3 site
5	27,01	New Brookland, LLC	3b	1.469202942	14,692,029.42 JSM Round 3 site
5	27,01	New Brookland, LLC	3b	0.479600951	4,796,009.51 JSM Round 3 site
5	27,01	New Brookland, LLC	3b	0.269622068	2,696,220.68 JSM Round 3 site
5	27,01	New Brookland, LLC	3b	0.178393101	1,783,931.01 JSM Round 3 site
5	27,01	New Brookland, LLC	3b	0.178393101	1,783,931.01 JSM Round 3 site
5	27,01	New Brookland, LLC	3b	0.942155841	9,421,558.41 outside sewer service area
5	33	Brookland Commons	3b	0.07108876	710,887.6 Round 3 site
5	39	Monroe Township	15C	0.755059911	7,550,599.11 dead restricted
5	39	Monroe Township	15C	0.062071246	620,712.46 dead restricted
5	41,05	JSM A/R, 33 LLC	3b	11.30218334	113,021,833.4 Round 3 site
5	41,05	JSM A/R, 33 LLC	3b	1.30218334	13,021,833.4 Third Round Site
5	19,01, 13,09	Ruzala, Boguslaw & Beata	3b	2.295371872	22,953,718.72 partially not in SSA
5	24,01, 25,01, 22,02	Hauptland, Corey & Victoria, Lomino, LLC, Tsang Yang Shin & Juy M	3b	7.556698982	75,566,989.82 not in SSA
5	3,05, 1,01, 2,01, 4,5, 4,6	Juy M	3b	15.1691127	151,691,127 partially included. Removed lot 2,01, 3,05, 4,5 & 4,6 revised
5	3,25,1, 3,25,2	4,01 Lubowicki, Wayne S	3b, 2	0.225293076	2,252,930.76 on target list for farmland preservation
5	3,25,1, 3,25,2	4,01 Lubowicki, Wayne S	3b, 2	3.132075167	31,320,751.67 Industrial
5	3,25,1, 3,25,2	4,01 Lubowicki, Wayne S	3b, 2	0.461823311	4,618,233.11 Industrial
5	2,08	Farrington Boulevard LLC - Hernandez	4B	0.933582029	9,335,820.29 industrial
5	2,09	Farrington Boulevard LLC - Hernandez	4B	0.593592029	5,935,920.29 industrial
5	2,11	Farrington Boulevard LLC - Hernandez	4B	0.715318582	7,153,185.82 not in sewer service area
5	2,11	Farrington Boulevard LLC - Hernandez	4B	7.332898412	73,328,984.12 already developed as a heritage center
5	2,11	Farrington Boulevard LLC - Hernandez	4B	1.065657043	10,656,570.43 already developed as a heritage center
5	2,11	Farrington Boulevard LLC - Hernandez	4B	2.914289428	29,142,894.28 included
5	2,11	Farrington Boulevard LLC - Hernandez	4B	0.377619472	3,776,194.72 not in sewer service area
5	2,11	Farrington Boulevard LLC - Hernandez	4B	1.459592027	14,595,920.27 not in sewer service area
5	2,11	Farrington Boulevard LLC - Hernandez	4B	1.144477826	11,444,778.26 not in sewer service area
5	109,21, 7,36, 5,1,51	2 Gurd Nanak Sikh Heritage, Inc	15C	2.976286429	29,762,864.29 included
5	109,21, 7,36, 5,1,51	2 Gurd Nanak Sikh Heritage, Inc	15C	0.377619472	3,776,194.72 not in sewer service area
5	109,21, 7,36, 5,1,51	2 Gurd Nanak Sikh Heritage, Inc	15C	1.459592027	14,595,920.27 not in sewer service area
5	109,21, 7,36, 5,1,51	2 Gurd Nanak Sikh Heritage, Inc	15C	1.144477826	11,444,778.26 not in sewer service area
13	13,03, 13,04	36 ENGLISH TOWN GAME FARM, INC	3b	0.377619472	3,776,194.72 not in sewer service area
13	13,03, 13,04	36 ENGLISH TOWN GAME FARM, INC	3b	1.459592027	14,595,920.27 not in sewer service area
13	13,04 + 13,03	Sheba, Stanley L. & Cassandra D.	3b	1.144477826	11,444,778.26 not in sewer service area

Monroe NJDCA Sites Spreadsheet 1-21

Parcel ID	Owner	Area	Class	Value	Notes	Value	Notes
13 83 & 82 02	Stanford Developers, LLC, Monroe Township	2- + 15c	1	0.427930982	0.427930982 SF, deed restricted		
13	9 05 Stokas, Agnes	3b	1	0.150263529	0.150263529 Preserved		
14	10 04 Byrne David R & Diane Lois	3b	1	4.583070304	4.583070304 On target list for farmland preservation		
15	3 11 Longo Chad A & Maryann	3b	1	1.852446843	1.852446843 not in sewer service area		
15	8 Stokas Joseph M	3b	1	1.892204045	1.892204045 On target list for farmland preservation		
15	Nativity of Our Lord Parish, Appleburgh Estates LLC	1- 3b	1	10.5750414	10.5750414 partially included; removed lot 3.06; house of worship on developable sheet		
15 21 13 1, 3 04	Monroe Township	15c + 15f	1	15.6910723	15.6910723 partially included; removed lots 1 and 2 from calculation on developable sheet; Not in SSA		
15 25 2, 1, 28 01, 28 02	Stokas Stanley J, Jr., Stokas Joseph & Laurie H Stokas Jean M & L 3b	15c	1	8.502613488	8.502613488 partially included; removed lots 1 and 2 from calculation on developable sheet; Not in SSA		
16 9 05 + 3 04	5 Maryann, Robert J & Beverly J	15c	1	5.506913488	5.506913488 deed restricted		
18	6 09 Monroe Township	15c	1	0.165432766	0.165432766 not in sewer service area		
18	1 Soden, Robert & Doris	15c	1	2.059135212	2.059135212 ROSSI		
18	7 94 Union Valley Road LLC	3b	2	0.191881998	0.191881998 included		
18	27 02 Garbani, Barbara J & Kenneth	1- 3b	1	6.556986797	6.556986797 14.07 on target list for farmland preservation; Revised acreage of 14.02 only on revised sheet		
18	2 01 Esposito, August A, Jr., LLC	3b	1	4.284113228	4.284113228 included		
18 7 + 8 05	94 Union Valley Road LLC + Vaughn H, Waj D	3b- 1	1	3.781784368	3.781784368 included		
20	1 01 NJ DEP	15c	1	0.445220945	0.445220945 preserved		
20	1 01 NJ DEP	15c	1	0.220510419	0.220510419 preserved		
20	3 6 Charnoff, Deborah, Levek, Ch Monroe	15D	1	1.938563393	1.938563393 not in sewer service area		
25	12 Waplesite Company	4a	1	2.029061425	2.029061425 not in sewer service area		
25	18 04 Pops Farm Market Real Estate LLC	3b	1	0.138574885	0.138574885 very small silver identified; Not developable		
25	28 01 Renaissance @ Century Crossing HOA	15 F	1	0.211464948	0.211464948 not in sewer service area		
25	28 01 Renaissance @ Century Crossing HOA	15 F	1	0.189726664	0.189726664 HOA property - deed restricted		
25	28 01 The Orchards at Monroe HOA, Inc	15 F	1	10.23177641	10.23177641 HOA property - deed restricted		
25	28 01 The Orchards at Monroe HOA, Inc	15 F	1	3.131193238	3.131193238 HOA property - deed restricted		
25	28 01 The Orchards at Monroe HOA, Inc	15 F	2	0.263173581	0.263173581 HOA property - deed restricted		
25	28 01 The Orchards at Monroe HOA, Inc	15 F	1	0.26287429	0.26287429 HOA property - deed restricted		
25	28 01 The Orchards at Monroe HOA, Inc	15 F	1	0.169844052	0.169844052 HOA property - deed restricted		
25	28 01 The Orchards at Monroe HOA, Inc	15 F	1	0.071246434	0.071246434 HOA property - deed restricted		
25	25 11 01, 8 01, 10 26 01, Conds, Levak, Vlahni, Advrva, The Orchards at Monroe HOA, Inc	3b, 1- 15f	1	9.071310135	9.071310135 HOA property - deed restricted		
26	12 01 Monroe Township Utility Department	15c	1	0.348656608	0.348656608 not in sewer service area		
26	12 01 Monroe Township Utility Department	15c	1	0.449656608	0.449656608 not in sewer service area		
26	12 01 Monroe Township Utility Department	15c	1	0.177359738	0.177359738 utility dept		
26	12 01 Monroe Township Utility Department	15c	1	0.065570341	0.065570341 utility dept		
26	12 01 Monroe Township Utility Department	15c	1	0.068142501	0.068142501 utility dept		
26	16 VMSB LLC	1	2	3.3823811	3.3823811 not in sewer service area		
27 06	28	1	1	3.373120274	3.373120274 included		
27 2 17 01, 17 02	monroe wp, CHABAD LUBAVITCH JEWISH CENTER	1- 15c	1	3.061496787	3.061496787 park, religious center		
28	1 NJ DEPT @ ENVIRONMENTAL PROTECTION	3b	1	0.164656209	0.164656209 preserved		
28	3 02 NJ DEPT @ ENVIRONMENTAL PROTECTION	3b	1	2.308727173	2.308727173 On target list for farmland preservation		
28	10 16 Milkiewicz, Edward & Jean	3b	1	9.689308989	9.689308989 included		
28	12 NJ DEP	15c	1	0.190314211	0.190314211 preserved		
28	12 NJ DEP	15c	1	0.08336644	0.08336644 preserved		
28	12 NJ DEP	15c	1	0.20168011	0.20168011 preserved		
28	12 NJ DEP	15c	1	0.251846011	0.251846011 preserved		
28	12 NJ DEP	15c	1	0.088112478	0.088112478 On target list for farmland preservation		
28	12 NJ DEP	15c	1	0.634650444	0.634650444 County Owned		
28	12 NJ DEP	15c	1	0.169062542	0.169062542 County Owned		
28	12 NJ DEP	15c	1	3.249101546	3.249101546 not in sewer service area		
28	12 NJ DEP	15c	1	0.248291749	0.248291749 not in sewer service area		
28	12 NJ DEP	15c	1	0.558529186	0.558529186 County preserved		
30 10, 11	middlesex county, Etch Al Shauer Farm	15c- 3B	1	0.082973963	0.082973963 In farmland preservation plan for target farm and preserved		
30 11, 12, 10 01	Etch Al Shauer Farm, LLC, Middlesex County	3b- 3B	1	23.32959597	23.32959597 In farmland preservation plan for target farm and preserved		
30 11, 14, 15 02	Monroe Township	15c	2	0.298544882	0.298544882 deed restricted; 14 not in SSA		
32	3 Miller, Matthew & Vanessa	3b	2	0.203487171	0.203487171 not in sewer service area		
32	4 07 J.E. ETSCH HOME FARM, LLC	3b	1	5.203686095	5.203686095 included		
32	32 TOWNSHIP OF MONROE	15f	1	0.181178297	0.181178297 deed restricted		
32	2 03 SMENTKOWSKI, RICHARD AND JAMES	3B	1	1.706885552	1.706885552 not in sewer service area		
33	5 UCHON, HENRY & MARY	3B	1	2.158669514	2.158669514 On target list for farmland preservation		
33	6 04 6th Ridge Development LLC	3b	1	0.887272316	0.887272316 included		
33	10 02 Rasmussen Niels III	3b	1	0.633744937	0.633744937 included		
33	10 02 Rasmussen Niels III	3b	1	0.448028237	0.448028237 included		
33	10 02 Rasmussen Niels III	3b	1	0.203094572	0.203094572 included		
33	10 02 Rasmussen Niels III	3b	1	36.38694645	36.38694645 included		
33 3 1, 15, 3 04	10 02 Rasmussen Niels III	3b	1	0.136519255	0.136519255 included		
33 3 6 01 + 5	Carlsen, Craig A + Urdio, Henry & Mary	3b	1	2.16829818	2.16829818 included		
34	6 Goddell, Richard	1	1	0.109594943	0.109594943 existing home on property		
35	4 07 ETSCH 522 FARM, LLC	3b	1	9.13424207	9.13424207 On target list for farmland preservation		
35	15 07 Headquarter Hills, LLC	3b	1	0.133586447	0.133586447 included		
35	15 07 Headquarter Hills, LLC	3b	1	0.728013117	0.728013117 included		
35	15 07 Headquarter Hills, LLC	3b	1	0.133744415	0.133744415 included		

Monroe NJDCA Site Spreadsheet 1-21

35	31.09	MALHOTRA,SATPALBINDRA,JSURET	2	1	0.23102728	0.23102728	SFD
35	31.10	KAUR, KIRANDEEP	2	1	1.814799636	1.814799636	SFD
35	31.7	BHATTI,ZULFIQAR A & ISLAM, HUMA	2	1	0.258670563	0.258670563	SFD
35	31.9	MALHOTRA,SATPALBINDRA,JSURET	2	1	0.263797268	0.263797268	SFD
35	31.7	MALHOTRA,SATPALBINDRA,JSURET	2	1	1.478025122	1.478025122	SFD
35	31.7	4.318	2	1	0.278261818	0.278261818	SFD
35.1	246	REGENCY AT MONROE HOMEOWNERS ASSOC	15F	1	0.079272004	0.079272004	CONSERVATION EASEMENT
35.1	250	TOLL N.I.I.P	15F	1	0.182378221	0.182378221	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.45737514	0.45737514	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.363738782	0.363738782	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.282477722	0.282477722	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.169157381	0.169157381	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.681726355	0.681726355	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	1.569668656	1.569668656	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.092790598	0.092790598	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.066252525	0.066252525	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.073946356	0.073946356	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.272897035	0.272897035	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.087301728	0.087301728	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.091114609	0.091114609	already developed as housing
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.146386652	0.146386652	not in sewer service area
35.1	3.01	Khov-Villages @Country View, LLC	2	1	13.04170405	13.04170405	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	3.352963034	3.352963034	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.337469182	0.337469182	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.191606392	0.191606392	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.073732386	0.073732386	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.070079779	0.070079779	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	16.15266433	16.15266433	On target list for farmland preservation
35.1	3.01	Khov-Villages @Country View, LLC	2	1	8.000849828	8.000849828	On target list for farmland preservation
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.128395047	0.128395047	On target list for farmland preservation
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.115833568	0.115833568	On target list for farmland preservation
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.080229118	0.080229118	On target list for farmland preservation
35.1	3.01	Khov-Villages @Country View, LLC	2	1	4.113729408	4.113729408	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.334652424	0.334652424	included
35.1	3.01	Khov-Villages @Country View, LLC	2	1	2.026379857	2.026379857	included
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.919871161	0.919871161	included
35.1	3.01	Khov-Villages @Country View, LLC	2	1	5.841829291	5.841829291	Round 4 Sign
35.1	3.01	Khov-Villages @Country View, LLC	2	1	5.260776137	5.260776137	12.9 is developed with SFD, 13 is not in SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	1.21960131	1.21960131	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	27.3857118	27.3857118	partial SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.1556186	0.1556186	developed
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.198059978	0.198059978	developed
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.0659378	0.0659378	developed
35.1	3.01	Khov-Villages @Country View, LLC	2	1	1.131148917	1.131148917	developed
35.1	3.01	Khov-Villages @Country View, LLC	2	1	1.569668656	1.569668656	restricted common space
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.192534079	0.192534079	restricted common space
35.1	3.01	Khov-Villages @Country View, LLC	2	1	5.378498809	5.378498809	restricted common space
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.065233804	0.065233804	not in sewer service area
35.1	3.01	Khov-Villages @Country View, LLC	2	1	3.026502946	3.026502946	included
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.136189187	0.136189187	included
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.182198401	0.182198401	deed restricted
35.1	3.01	Khov-Villages @Country View, LLC	2	1	10.291748172	10.291748172	under development
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.06587795	0.06587795	under development
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.262794049	0.262794049	under development
35.1	3.01	Khov-Villages @Country View, LLC	2	1	3.881959909	3.881959909	under development
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.057404486	0.057404486	included
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.187026473	0.187026473	included
35.1	3.01	Khov-Villages @Country View, LLC	2	1	3.702260015	3.702260015	PROPERTY HAS BEEN SUBDIVIDED AND CONSTRUCTION UNDERWAY
35.1	3.01	Khov-Villages @Country View, LLC	2	1	4.616556603	4.616556603	municipal building
35.1	3.01	Khov-Villages @Country View, LLC	2	1	2.144749208	2.144749208	municipal plaza
35.1	3.01	Khov-Villages @Country View, LLC	2	1	1.810245341	1.810245341	municipal plaza
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.154616076	0.154616076	included
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.380395132	0.380395132	not in SSA
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.096109409	0.096109409	Post office
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.068920122	0.068920122	Post office
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.282001322	0.282001322	Post office
35.1	3.01	Khov-Villages @Country View, LLC	2	1	0.057389897	0.057389897	post office

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Parcel ID	Owner	Area	Code	Notes
49 10, 17.01, 11	NAPERSKI, BARBARA, CAMELO, RAMON & LETICIA, R.R.	1.3b	1	
49 12.03, 14	HOMETECH HOMES, LLC, NAPERSKI, BARBARA	3b, 1	1	
49 15, 10, 14	FARMER, CARLOS, NAPERSKI, BARBARA	3b, 1	1	
50	2.32 MANCUSO, TOMMASO & NADIA R	3b	1	
50	2.32 MANCUSO, TOMMASO & NADIA R	3b	1	
50	3.2 LUCHY, JOYCE - TRUST	3b	1	
50	3.2 LUCHY, JOYCE - TRUST	3b	1	
50	3.2 LUCHY, JOYCE - TRUST	3b	1	
50	9.8 KOPPEL, LESLIE	3b	1	
50	9.8 KOPPEL, LESLIE	3b	1	
50 2.18, 2.17		3b	1	
50 3.02, 2.32		3b	1	
50 3.2, 4		3b	1	
52	2.14 DOUGLAS, WILLIAM & ANNA	15c	1	
52	2.4 THE COUNTY OF MIDDLESEX	15c	1	
52	2.4 THE COUNTY OF MIDDLESEX	15c	1	
52	2.8 TOWNSHIP OF MONROE	15c	1	
52	2.8 TOWNSHIP OF MONROE	15c	1	
52	2.8 TOWNSHIP OF MONROE	15c	1	
52	4.27 PARKER AT MONROE, INC	15f	1	
52	4.27 PARKER AT MONROE, INC	15f	1	
52	4.8 431 SCHOOLHOUSE, LLC	15f	1	
52	4.8 431 SCHOOLHOUSE, LLC	15f	1	
52	10 TOWNSHIP OF MONROE	15f	1	
52	10 TOWNSHIP OF MONROE	15f	1	
52	11 TOWNSHIP OF MONROE	15f	1	
52	12.7 THE COUNTY OF MIDDLESEX	15c	1	
52 4.27, 4.22, 10	1 MONROE TOWNSHIP	15c	1	
53	2.4 PERROTH, DONNA & GARY	3b	1	
53	8.2 MAVIDA, LLC	3b	1	
53	12.4 HYE, LINDA M	1	1	
53	12.4 HYE, LINDA M	1	1	
53	14.5 PAVIA, JON D. & MARIE L	1	1	
53	16	15c	1	
53	21.5 GREEK'S CORP.	3b	1	
53	24 MAI AT MONROE ISM	3b	1	
53	24 MAI AT MONROE SECTION 2 RETAIL, LLC.	3b	1	
54	5.1 GASH, JOB JR.	3b	1	
54	10.4 INDIK, EUGENE & KAREN	3b	1	
55 1, 7, 8 & 10	16.1 TOWNSHIP OF MONROE	15c	1	
56	21.15	3b	2	
60	28.4 BARNES WARRENBRUCE & J. TRUSTEES	3b	1	
60	28.4 BARNES WARRENBRUCE & J. TRUSTEES	3b	1	
61	3 CM INVESTMENT GROUPS, LLC	1	1	
61	3 CM INVESTMENT GROUPS, LLC	1	1	
62	7.1 TOWNSHIP OF MONROE	15c	1	
62	18.09 GVF CONSTRUCTION LLC	15c	1	
62	28.28 434 GRACE HILL ROAD, LLC.	3b	1	
62 2, 3, 3, 3	1.6 SHERYNARZ, KRISTOF	1	1	
62 6	2 N.J. NATURAL GAS CO. PURCHASING DEPT.	1	1	
62 6	33.8 FRANKENBERG, HARRY & DAISY	15c	1	
63	1.1 NEW JERSEY TYPE AUTHORITY	15c	1	
63	1.3 MONROE TOWNSHIP UTILITY DEPARTMENT	15c	1	
63	3.3 CHARELLA GIGOLANO	15c	1	
68	4.31 N.J. NATURAL GAS CO. PURCHASING DEPT	1	1	
68	4.32 N.J. NATURAL GAS CO. PURCHASING DEPT	1	1	
68	4.33 N.J. NATURAL GAS CO. PURCHASING DEPT	1	1	
68	4.34 N.J. NATURAL GAS CO. PURCHASING DEPT	1	1	
68	4.4 DIPIERRO, VERMINE L.	3b	1	
68 44.4, 44.7	5.8 RIDZOWSKI PROPERTIES, LLC	3b	1	
75	3.8 RIDZOWSKI PROPERTIES, LLC	1	1	
75	4.0 EDWARDS, NATALIE K	2	1	
75	11 EDWARDS, NATALIE K	2	1	
75 6, 4, 6, 5	DIPIERRO ANTHONY & LOUISE KATHLEEN	1	1	
76	2.05 JENSEN, PETER & DONNA & JENNY C.	3b	1	
76	2.05 JENSEN, PETER & DONNA & JENNY C.	3b	1	
76	2.31 STANIBAKAWICKX, ERIC & NICOLE	3b	1	
76	7.8 DIPIERRO, CHARLES & BETH	3b	1	
76	7.8 DIPIERRO, CHARLES & BETH	3b	1	

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Parcel ID	Owner	Area	Class	Value	Description	Notes
76	11.7 PERGEN, IMPRE X JACQUELINE	13.25 ROYAL REALTY, LLC (STE 200X)	1	0.90008775	0.90008775 included	
76	13.25 ROYAL REALTY, LLC (STE 200X)	13.25 ROYAL REALTY, LLC (STE 200X)	1	0.94410698	0.94410698 BASIN LOT ASSOCIATED WITH DEVELOPMENT	
76	21.4 SMOG PRIME COMPANY	21.4 SMOG PRIME COMPANY	1	0.13715018	0.13715018 not in sewer service area	
76	21.4 SMOG PRIME COMPANY LLC	21.4 SMOG PRIME COMPANY LLC	1	3.40844306	3.40844306 wetlands and approved filed subdivision	
76.05, 10.25, 11.25, 12.25, 13.25	VARIOUS OWNERS	VARIOUS OWNERS	1	2.878119332	2.878119332 not in sewer service area	
77	2.03	2.03	1	1.11532852	1.11532852 open space	
77	2.47 Township of Monroe	2.47 Township of Monroe	1	2.51883105	2.51883105 conservation	
77	3.69 Township of Monroe	3.69 Township of Monroe	1	4.44755546	4.44755546 not in sewer service area	
77	3.7 SINGH, BAKESH	3.7 SINGH, BAKESH	2	0.116383443	0.116383443 SFD	
77	8.2 SEVA MONROE, LLC	8.2 SEVA MONROE, LLC	1	8.26379519	8.26379519 On target list for farmland preservation	
77	7 MONROE TOWNSHIP	7 MONROE TOWNSHIP	1	27.41057339	27.41057339 dead restricted	
77	8 MONROE TOWNSHIP	8 MONROE TOWNSHIP	1	0.10285768	0.10285768 OPEN SPACE	
77	10.5 MONROE TOWNSHIP	10.5 MONROE TOWNSHIP	1	0.268762171	0.268762171 dead restricted	
77	10.5 MONROE TOWNSHIP	10.5 MONROE TOWNSHIP	1	0.182707305	0.182707305 dead restricted	
77	11.4 TOWNSHIP OF MONROE	11.4 TOWNSHIP OF MONROE	1	13.87279804	13.87279804 preserved farm	
77	13.48 PATEL, RUPALI	13.48 PATEL, RUPALI	1	0.848782111	0.848782111 included in municipal USE	
77	15.49 TOWNSHIP OF MONROE	15.49 TOWNSHIP OF MONROE	1	7.40290467	7.40290467 municipal use	
77	15.49 TOWNSHIP OF MONROE	15.49 TOWNSHIP OF MONROE	1	0.271306272	0.271306272 MUNICIPAL USE	
77	15.49 TOWNSHIP OF MONROE	15.49 TOWNSHIP OF MONROE	1	0.205362354	0.205362354 MUNICIPAL USE	
77	21 JUVENILE JUSTICE COMM KATHY POULO	21 JUVENILE JUSTICE COMM KATHY POULO	1	40.4848311	40.4848311 Stenocone Commission has approved transfer to DEP for Green Acres	
77	21 JUVENILE JUSTICE COMM KATHY POULO	21 JUVENILE JUSTICE COMM KATHY POULO	1	0.32439182	0.32439182 Stenocone Commission has approved transfer to DEP for Green Acres	
77	22.3 JABLONSKI, ROBERT R.	22.3 JABLONSKI, ROBERT R.	1	0.868241439	0.868241439 included	
77	3.16 Township of Monroe	3.16 Township of Monroe	1	0.178534344	0.178534344 dead restricted	
77.01	12 MONROE TOWNSHIP	12 MONROE TOWNSHIP	1	5.222504574	5.222504574 OPEN SPACE	
77.05	12 MONROE TOWNSHIP	12 MONROE TOWNSHIP	1	16.06046349	16.06046349 OPEN SPACE	
77.1	3.16 Township of Monroe	3.16 Township of Monroe	1	0.274262578	0.274262578 included	
79	9 MUNEZ, JESUS CHINO	9 MUNEZ, JESUS CHINO	1	0.28767871	0.28767871 LOCKED PARCEL	
81	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	1	0.300602331	0.300602331 not in sewer service area	
81	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	1	0.32693509	0.32693509 not in sewer service area	
81	16.4 COSTA, MARK	16.4 COSTA, MARK	1	0.081654257	0.081654257 not in sewer service area	
81, 15.1 & 15.2	4.01 ORION II MONROE SA LOGISTICS CTR	4.01 ORION II MONROE SA LOGISTICS CTR	1, 3, 9B	0.500338034	0.500338034 not in sewer service area	
82	17 J.C.P. & L. - FE SERVICE TAX DEPT.	17 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405972	0.057405972 electric co	
82.12 & 8.7	3 J.C.P. & L. - FE SERVICE TAX DEPT.	3 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057404897	0.057404897 not in sewer service area	
82.15	19 ORION II MONROE SA LOGISTICS CENTER	19 ORION II MONROE SA LOGISTICS CENTER	1	0.057405822	0.057405822 included	
83	12.04 SMITH, MICHAEL	12.04 SMITH, MICHAEL	1	3.621653789	3.621653789 not in sewer service area	
83	12.04 SMITH, MICHAEL	12.04 SMITH, MICHAEL	1	1.088931335	1.088931335 included	
83	J.C.P. & L. - FE SERVICE TAX DEPT.	J.C.P. & L. - FE SERVICE TAX DEPT.	3B	0.226085446	0.226085446 not in sewer service area	
83.04, 11.8, 12	VARIOUS OWNERS	VARIOUS OWNERS	1	0.085446028	0.085446028 electric co	
83.06, 6, 7, 9	18 COUNTY OF MADISON	18 COUNTY OF MADISON	1	0.139211692	0.139211692 not in sewer service area	
83.12	18 COUNTY OF MADISON	18 COUNTY OF MADISON	1	0.23374828	0.23374828 not in sewer service area	
83.12	18 COUNTY OF MADISON	18 COUNTY OF MADISON	1	0.057405214	0.057405214 utility co	
83.12	38 J.C.P. & L. - FE SERVICE TAX DEPT.	38 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405317	0.057405317 electric co	
83.12	41 J.C.P. & L. - FE SERVICE TAX DEPT.	41 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405317	0.057405317 electric co	
83.12	41 J.C.P. & L. - FE SERVICE TAX DEPT.	41 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405317	0.057405317 electric co	
83.2	13.1 HOMETECH HOMES, LLC	13.1 HOMETECH HOMES, LLC	1	0.398438603	0.398438603 included	
83.2	40 MAFFIA, GRACE	40 MAFFIA, GRACE	1	0.057404498	0.057404498 not in sewer service area	
83.3	7 SMITH, W CO S, P SMITH, D TTL	7 SMITH, W CO S, P SMITH, D TTL	1	0.057404544	0.057404544 not in sewer service area	
83.3	9 DEMARCO, DAVID L.	9 DEMARCO, DAVID L.	1	0.057405162	0.057405162 not in sewer service area	
83.6	3 HONDO, RONALD, SUSAN, M.	3 HONDO, RONALD, SUSAN, M.	1	0.057405084	0.057405084 not in sewer service area	
83.7	1 NJ NATURAL GAS CO PURCHASING DEPT	1 NJ NATURAL GAS CO PURCHASING DEPT	1	0.057405066	0.057405066 Utility	
83.8	1 DEMARCO, DAVID L.	1 DEMARCO, DAVID L.	1	0.057404736	0.057404736 not in sewer service area	
83.8	13 J.C.P. & L. - FE SERVICE TAX DEPT.	13 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057404807	0.057404807 electric co	
83.8	13 J.C.P. & L. - FE SERVICE TAX DEPT.	13 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057404736	0.057404736 not in sewer service area	
83.8	13 J.C.P. & L. - FE SERVICE TAX DEPT.	13 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057404736	0.057404736 not in sewer service area	
83.8	13 J.C.P. & L. - FE SERVICE TAX DEPT.	13 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057404736	0.057404736 not in sewer service area	
83.8 17, 40	11 VAUGHNER, M CO KEN BRAD TTL	11 VAUGHNER, M CO KEN BRAD TTL	1	0.525640339	0.525640339 not in sewer service area	
84	19 CASTELLANOS, EDWIN	19 CASTELLANOS, EDWIN	1	0.057404761	0.057404761 utility co	
84	6 ST. JAMES CATHOLIC CHURCH	6 ST. JAMES CATHOLIC CHURCH	1	0.114809911	0.114809911 utility co	
88, 3, 4, 5	1 ROUTE ANTHONY	1 ROUTE ANTHONY	1	0.272651	0.272651 not in sewer service area	
90	1 ROUTE FAMILY ASSOCIATES, LP	1 ROUTE FAMILY ASSOCIATES, LP	1	0.068017835	0.068017835 not in sewer service area	
91	2 ROUTE ANTHONY J	2 ROUTE ANTHONY J	1	0.27882581	0.27882581 not in sewer service area	
91	303 TOWNSHIP OF MONROE	303 TOWNSHIP OF MONROE	1	0.096988983	0.096988983 DETENTION BASIN	
95	1 Wizard Enterprise Ltd N/Ltd T/I	1 Wizard Enterprise Ltd N/Ltd T/I	1	0.314953804	0.314953804 transmissions lines	
96	1 Wizard Enterprise Ltd N/Ltd T/I	1 Wizard Enterprise Ltd N/Ltd T/I	1	0.099131605	0.099131605 transmissions lines	

Monroe NJDCA Sites Spreadsheet 1-21

103	9 Tius, Donald E. & Alma Marie	3B	1	1	3.094263088	3.094263088	not in sewer service area
103	11 Nj Natural Gas Co Purchasing Dept	15D	1	1	0.061996548	0.061996548	utility
106	50 MONTEVEDI INTERNATIONAL LA SENDA	15C	1	1	0.269188778	0.269188778	associated with church assessed in Jamesburg
106	not owned by monroe utility dept	15C	1	1	0.24025505	0.24025505	utility property
106	11 BORO OF JAMESBURG	15C	1	1	0.246895431	0.246895431	DPW
106	various owners	15C	1	1	1.37707982	1.37707982	not in sewer service area
106	6 EMILIO DEVELOPMENT, INC	15C	1	1	0.05718719	0.05718719	not in sewer service area
106	1 MONROE TOWNSHIP UTILTY DEPARTMENT	15C	1	1	0.057140231	0.057140231	sewer disposal
106	14 OLD FORGE PROPERTIES, LLC	15C	1	1	0.057404031	0.057404031	not in sewer service area
106	16 ALMEIDA, RUI & ROSE	15C	1	1	0.057404031	0.057404031	not in sewer service area
106	18 SPICUZZO, C/O MARIA ELEFERT	15C	1	1	0.05740441	0.05740441	not in sewer service area
106	20 OLD FORGE PROPERTIES, LLC	15C	1	1	0.05740401	0.05740401	approved development
106	ALMEIDA, RUI & ROSE PUBLISHING DEPT	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	6 J.C.P. & L. - FE SERVICE TAX DEPT.	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	2 J.C.P. & L. - FE SERVICE TAX DEPT.	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	1 J.C.P. & L. - FE SERVICE TAX DEPT.	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	14 MONROE TOWNSHIP	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	26 EMILIO DEVELOPMENT, INC	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	31 J.C.P. & L. - FE SERVICE TAX DEPT.	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	1 J.C.P. & L. - FE SERVICE TAX DEPT.	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	6 EMILIO DEVELOPMENT, INC	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	23 POCKET PRODUCTIONS INC	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	32 J.C.P. & L. - FE SERVICE TAX DEPT.	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	11 OLD FORGE PROPERTIES, LLC	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	21 OLD FORGE PROPERTIES, LLC	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	8 OLD FORGE PROPERTIES, LLC	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	213 Ocean Coast Realty LLC	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	27 FERRARO J.F.M.I. TRUST/FERRARO M. TRUST	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	31 SPICUZZA, C/O MARIA ELEFERT	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	11 HOLMES, JAMES AND LINDA	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	TOWNSHIP OF MONROE	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	101 CHANDWANI, ASHISH & BHAVNA	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	31 Township of Monroe	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	103 MONROE TOWNSHIP UTILTY DEPARTMENT	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	4701 Township Of Monroe	15C	1	1	0.05740401	0.05740401	not in sewer service area
106	9 MORRIS, MICHAEL J	15C	1	1	0.05740401	0.05740401	not in sewer service area
107	2 MORRIS, MICHAEL D & ANNE	15C	1	1	0.05740401	0.05740401	not in sewer service area
107	27 N. NATURAL GAS CO PURCHASING DEPT	15C	1	1	0.05740401	0.05740401	not in sewer service area
107	28 ALY, JASER	15C	1	1	0.05740401	0.05740401	not in sewer service area
107	30 MADOFFER, VINCENT & GIUSEPPINA	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	1 Township of Monroe	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	11 Township of Monroe	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	21 SIDOL, ZYGUNTT, T. & ANNA S	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	28 CHABALA, MICHELE & LEGATO, ANGELA	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	19 ONDINO, PAUL G & FRANCES	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	1.1 Township Of Monroe	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	3 Aly, Jaser	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	6 TOWNSHIP OF MONROE	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	20 TOLL KIMBERLY & GERRAL KEVIN	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	7.72 TOWNSHIP OF MONROE	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	1402 NADKARAJ, SIVAKUMAR & SIVAKUMAR V	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	18 DIALVOY, DONALD & JOHNN CASSANO	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	23 PEREJONIA, MELROY J, LORI N, & TOWNSHIP OF MONROE	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	1 LONGO, CATHERINE	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	1 Yamini, Kaddoor & Lori Amaladevi	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	66 TOWNSHIP OF MONROE	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	5201 MITCHELL ROBERT G	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	30 KASHI CONSULTING COMPANY	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	30 KASHI CONSULTING COMPANY	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	38 CHANDRAN, DHEEPA RAJU & RAJU R.	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	361 MONROE TOWNSHIP	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	36 Township Of Monroe & Homeshi Homes, Llc	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	261 FETTERIA, ISABEL	15C	1	1	0.05740401	0.05740401	not in sewer service area
108	66 Township of Monroe	15C	1	1	0.05740401	0.05740401	not in sewer service area

Monroe NJDCA Sites Spreadsheet 1-21

148.54	66 Township Of Monroe	15C	1	3.631779853	3.631779853	deed restricted
148.54	66 Township Of Monroe	15C	1	0.90710259	0.90710259	deed restricted
148.54	66 Township Of Monroe	15C	1	0.361078238	0.361078238	deed restricted
148.54	66 TOWNSHIP OF MONROE	15C	1	0.23151291	0.23151291	deed restricted
148.54	66 Township Of Monroe	15C	1	0.7725308	0.7725308	deed restricted
148.54	27 Republic Services	15C	1	0.310824202	0.310824202	landfill
155	24 CATALANO, JENNIFER & MADSEN GREGG	15C	1	0.07779933	0.07779933	included
159	5.8 Township Of Monroe	15C	1	0.14420561	0.14420561	deed restricted
169	7 PUSITEL CONSTRUCTION, INC.	15C	1	0.135853377	0.135853377	deed and under construction
169.19	58 Sayreville Borough	15C	1	0.218240836	0.218240836	owned by Sayreville Borough for Municipal Use
169.19	58 Sayreville Borough	15C	1	0.212467435	0.212467435	owned by Sayreville Borough for Municipal Use
169.19	58 Sayreville Borough	15C	1	0.689100837	0.689100837	owned by Sayreville Borough for Municipal Use
169.22	2.6 SHARADA REALTY, LLC	15C	1	0.187269314	0.187269314	MUNICIPAL BASIN USE
169.22	8 Sayreville Borough	15C	1	0.081130655	0.081130655	owned by Sayreville Borough for Municipal Use
169.22 10.8.9	8 Sayreville Borough	15C	1	0.168271068	0.168271068	owned by Sayreville Borough for Municipal Use
169.22 3, 4, 5, 6, 7, 8	Township Of Monroe	15C	1	0.218847502	0.218847502	deed restricted
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.311879895	0.311879895	TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.302831122	0.302831122	TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.177889444	0.177889444	TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.110114436	0.110114436	TURNPIKE ROW
202	3 Monroe Township	15C	1	0.04055809	0.04055809	deed restricted
1		15C	1	0.01424851	0.01424851	deed restricted
Total Acres:				1358.07743		

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
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 LOUIS J. LOBOSCO, P.E., P.P.
 GERALD J. FREDA, P.E., P.P.
 WILLIAM D. PECK, P.E., P.P.
 RICHARD PICATAGI, L.L.A., P.P.
 JENNIFER C. BEAHM, P.P., AICP

To: Mayor and Council

From: Jennifer Beahm, P.P., AICP

Date: January 22, 2025



RE: Evaluation of DCA Data for Monroe's Low- and Moderate-Income Housing Obligation

The methodology used by the Department of Community Affairs (DCA) yields a Fourth-Round obligation of 751 units. The DCA released additional data related to the Land Capacity Factor component that is one of three metrics used to determine a municipal Fourth-Round obligation in accordance with the 2024 Fair Housing Act (FHA). The Land Capacity Factor data was released on November 27, 2024, which was a month after the FHA deadline for the issuance of the non-binding obligation.

In releasing the data, the DCA recognized in the release of the Land Capacity Factor (LCF) information that the identified areas could be over or under inclusive depending on various conditions and a municipality may provide more detailed analysis and mapping to support a different LCF value. The DCA noted that any disputes could be resolved in the Affordable Housing Dispute Resolution process.

Leon S. Avakian, Inc., (LSA) examined the DCA parcel data for Monroe which includes land areas identified as developable and found that the DCA was indeed overinclusive. LSA further found that when the land allocation factor was corrected, it resulted in a Fourth Round Prospective Need of 378 units.

Broadly speaking, there are 6 steps to determine the obligation for each municipality. Each step and commentary regarding the potential for alteration of the data input follows:

1. Identify the housing region. Monroe Township has been and continues to be, as per the FHA, in Region 3. This region includes Middlesex, Somerset and Hunterdon Counties.
2. Determine the regional (affordable housing) need. The FHA sets forth that the regional need for the 10-year round (2025-2035) shall be based on the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. The resulting change in households is divided by 2.5. The affordable housing need in Region 3 is determined to be 11,604 dwelling units.
3. Determine the regional and each municipal equalized nonresidential valuation factor. This step requires that the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated, shall be divided by the regional total change in nonresidential valuation. The FHA states the data input shall be that which is published by the Division of Local Government Services. The division annually publishes a summary of municipal tax data, including a *Non-Residential Summary of Non-Residential Value*. This data addresses the value of all commercial, industrial, and apartment

properties in the municipality. However, the value of the apartment properties are not included in the nonresidential valuation factor.

4. Determine the municipal and regional income capacity factor. This step is an average of 1) the municipal share of the regional sum of the differences between the median municipal household income and an income floor of \$100 below the lowest median household income in the region and 2) the municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality. The FHA states the data input shall be American Community Survey (“ACS”) five-year estimates. The ACS publishes municipal median household incomes as part of its five-year estimates.
5. Determine the municipality’s land capacity factor. Estimate municipal developable land using the most recent land use land cover data and weighing such land based on the planning area type in which such land is located. The FHA sets forth one of three weighting factors for a variety of planning areas across the state. Developed areas of the State, such as Planning Areas 1 and 2, Centers, etc. have a weight of 1.0. Rural and environmentally sensitive planning areas have a weight of zero; the remaining areas have a weight of 0.5.

The parcels identified as developable in the DCA’s calculation of the LCF for Monroe is overinclusive. Accordingly, I believe the developable land should be adjusted from 1,258 acres to 259.67 acres. The following criteria were utilized to exclude parcels as developable:

- Areas or portions of areas <25’ wide (because DCA’s methodology report states that a 25’ by 100’ area was their minimum threshold for developability).
- Areas within the regulatory floodway.
- Open space/parkland properties with deed restrictions and/or on ROSI.
- Properties under construction or recently developed.
- Sites with site plan approvals for development and/or permits issued for development.
- Public utility parcels, NJDOT/NJ Turnpike Authority parcels, DRPA parcels, railroad properties, rights-of-way, stormwater management, etc.
- Properties with easements restricting development within developable area.
- Properties that are within PA4 or PA5.
- Properties located outside of the approved Wastewater Management Area.

It is important to note that the LCF analysis is different from the analysis to determine a municipality’s entitlement to a vacant land adjustment. While the analysis to correct the LCF focuses on developable land, the vacant land analysis focuses on developable land suitable for inclusionary development. Therefore, just because a parcel may not be removed for purposes of calculating the LCF has no bearing on whether it should be removed for purposes of calculating a vacant land adjustment.

6. Determine the municipal obligation. The three factors (nonresidential value, income, and land capacity) are averaged and then applied to the regional need to determine how the need shall be allocated to each municipality.
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As indicated below in the Methodology Summary table, the reduction in the developable acres for the LCF leads to a Fourth Round prospective need number of 378 not 751.

**Monroe Fourth Round Obligation
Methodology Summary**

	DCA	LSA
Household Change (Region 3)	29,009	29,009
Low & Mod Home Estimate (Region 3)	11,604	11,604
Nonresidential Valuation Factor	4.78%	4.78%
Regional Income Capacity Factor	2.45%	2.45%
Land Capacity Factor	12.19%	2.56%
Average Factor	6.47%	3.26%
Gross Prospective Need	751	378