

# Exhibit 1

## RESOLUTION #25-74

**Be It Resolved,** By the Township Council of Piscataway Township,  
(Seal) New Jersey, that:

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c. 2), which legislation amends the Fair Housing Act, N.J.S.A. 52:27D-302 et. seq. (“Amended FHA”) and requires each municipality to provide its fair share of affordable housing obligation under the Mount Laurel Doctrine based on a new process and updated methodology; and

**WHEREAS**, the Amended FHA requires the Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

**WHEREAS**, on October 18, 2024, the DCA calculated the non-binding statewide and regional affordable housing needs and released a non-binding determination of each municipality’s Fourth Round (2025 to 2035) affordable housing obligation as set forth in DCA’s report, entitled “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background” (the “DCA Report”); and

**WHEREAS**, pursuant to the DCA Report the Township of Piscataway’s non-binding Present Need or Rehabilitation Obligation is 150 and that the Township’s non-binding Prospective Need or New Construction Obligation is 539; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.3, a municipality’s average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality’s average allocation factor, and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.3(c)(3), a municipality’s income capacity factor shall be “determined by calculating the average of the following measures: (a) The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region; and (b) 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”; and

**WHEREAS**, the DCA calculated the income capacity factor for each municipality in New Jersey using the Census Bureau’s American Community Survey 2018-22 5-Year

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**WHEREAS**, the Township finds that +/- 92.699 acres of the 155.493 acres of “developable” land identified in the DCA Report are to be removed from the land capacity factor calculation, resulting in a re-calculation of the land capacity factor as 0.61% based on +/- 62.835 total acres of “developable” land within the Township; and

**WHEREAS**, based on a review of the DCA Report and findings made by the Township Planner, it is recommended that the Township Council adopt a binding resolution accepting the Present Need obligation of 150 as calculated by the DCA; and

**WHEREAS**, based on a review of the DCA Report and findings made by the Township Planner, it is recommended that the Township Council to adopt a binding resolution determining a reduced municipal Prospective Need obligation of 504 based on a re-calculation of the income capacity factor and land capacity factor as supported by the Township’s Planner’s report and detailed mapping, attached hereto and incorporated herein as Exhibit A; and

**WHEREAS**, based on the foregoing, the Township relies on the DCA calculations of the Township’s fair share obligations as modified to account for the Township’s review of the American Community Survey Five-Year Estimates data used for the income capacity factor and the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and recommended in the attached report prepared by Township’s affordable housing planner; and

**WHEREAS**, the Township seeks to commit to provide its fair share of 150 units of present need and 504 units of prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, the Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

**WHEREAS**, the Township also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in the event that a third party challenges the calculations provided for in this Resolution, the Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need obligation should be lower than described herein; and

**WHEREAS**, in light of the above, the Township Governing Body finds that it is in the best interest of the Township to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein,

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Estimates, which was the most recent American Community Survey Five-Year Estimates at the time of the release of the DCA Report; and

**WHEREAS**, on December 12, 2024, the United States Census Bureau released American Community Survey 2019-23 5-Year Estimates data, therefore establishing the American Community Survey 2019-23 5-Year Estimates as the most recent American Community Survey Five-Year Estimates at the time of this resolution; and

**WHEREAS**, the Township Affordable Housing Planner, Michael Mistretta of Harbor Consultants (the "Township Planner"), has recommended a re-calculation of the Township's income capacity factor using the American Community Survey 2019-23 5-Year Estimates data in accordance with the methodology established in the Amended FHA; and

**WHEREAS**, as detailed in the Township Planner's Report, which is attached hereto and incorporated herein as Exhibit A, the Township's income capacity factor is re-calculated as 2.69% rather than 2.73% as provided in the DCA Report; and

**WHEREAS**, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A. 52:27D-311(m)); and

**WHEREAS**, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

**WHEREAS**, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 (the "DCA Land Capacity Analysis") containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

**WHEREAS**, the DCA Land Capacity Analysis identified 155.493 acres of "developable" land within the Township of Piscataway, therefore resulting in a land capacity factor calculation of 1.51% for the Township as detailed in the DCA Report; and

**WHEREAS**, the Township of Piscataway (the "Township") and Township Planner have reviewed the lands identified by the DCA Land Capacity Analysis with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

**WHEREAS**, the Township and Township Planner find that several areas identified as "developable" in the Township by the DCA Land Capacity Analysis are in fact not "developable" and shall be removed from the land capacity factor calculation, which are detailed further within the Township Planner's Report; and

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subject to the reservations set forth herein; and

**WHEREAS**, in accordance with AOC Directive #14-24 dated December 13, 2024, the Township Governing Body finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Township to direct the filing of an action in the form of a declaratory judgment complaint within 48 hours after adoption of the within resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Piscataway, in the County of Middlesex, State of New Jersey, as follows:

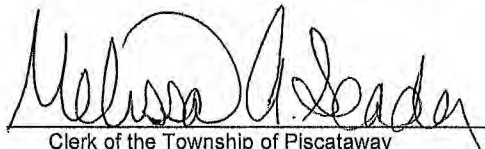
1. The foregoing recitals are incorporated herein as if set forth in full; and

2. The Township Council of the Township of Piscataway hereby accepts a Present Need obligation of 150 and a Prospective Need obligation of 504 as its Fourth Round (2025 to 2035) affordable housing obligation pursuant to P.L. 2024, c. 2 and the Fair Housing Act, N.J.S.A. 52:27D-302 et. seq., as explained above and in the attached memo from the Township's affordable housing planner, and subject to all reservations of rights set forth above; and

3. The Township Council hereby directs Hoagland Longo Moran Dunst & Doukas, LLP, its Affordable Housing Attorney, to file a declaratory judgment complaint in Middlesex County within 48 hours after adoption of the within resolution and attaching this resolution as an exhibit with the attached memo; and

4. The Township Council authorizes Hoagland Longo Moran Dunst & Doukas, LLP to submit and/or file the within resolution with attached memo with the Program or any other such entity as may be determined to be appropriate; and


5. This resolution shall take effect immediately, according to law.

  
Clerk of the Township of Piscataway  
**MELISSA A. SEADER**

  
President of Township Council  
**DENNIS ESPINOSA**

PASSED AS PART OF THE CONSENT AGENDA: January 23, 2025  
MOTION MADE BY: Council Member Cahill SECONDED BY: Council Member Carmichael  
PASSED ON THE FOLLOWING VOTE:  
YEAS: Cahill, Carmichael, Lombardi, Rashid, Uhrin & Espinosa  
NAYS: ----

I certify the foregoing to be a true and correct abstract of a resolution passed at a meeting of the Township Council of the Township of Piscataway held on this date and in that respect is a true and correct copy of its minutes.

  
Clerk of the Township of Piscataway  
Melissa A. Seader

# Exhibit A



**Date:** January 21, 2025

**To:** Anthony Iacocca, Esq., Township Affordable Housing Attorney

**From:** Michael Mistretta, PP, LLA, Harbor Consultants, Inc.  
Wyatt Grant, Harbor Consultants, Inc.

**Re:** **Fourth Round (2025-2035) Affordable Housing Obligation Calculation  
Township of Piscataway, New Jersey**

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This memo has been prepared to outline the municipal requirements for the Township of Piscataway to establish its Fourth Round (July, 2025 – July, 2035) present and prospective fair share obligation as mandated by the A4/S50 legislation, as well as detail the process and calculations used to determine the Township's Fourth Round present need obligation and prospective need obligation, which are to be adopted by binding resolution prior to January 31, 2025.

### **Background**

On March 20, 2024, Governor Murphy signed into law affordable housing bill A4/S50, which established new guidelines for determining and regulating the affordable housing obligations of New Jersey municipalities for the fourth 10-year-round (July, 2025 – July, 2035). Per A4/S50, before a municipality establishes its Fourth Round present and prospective fair share obligation, “the [Department of Community Affairs] shall prepare and submit a report to the Governor, and, pursuant to section 2 of P.L.1991, c.164 (C.52:14- 19.1), to the Legislature providing a report on the calculations of regional need and municipal obligations for each region of the State within the earlier of seven months following the effective date of P.L.2024, c.2 (C.52:27D-304.1 et al.) or December 1, 2024” (N.J. Stat. § 52:27D-304.1). Then, “with consideration of the calculations contained in the relevant report published by the department... for each 10-year round of affordable housing obligations beginning with the fourth round, a municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) by resolution, which shall describe the basis for the municipality's determination and bind the municipality to adopt a housing element and fair share plan” (N.J. Stat. § 52:27D-304.1). For the Fourth Round, the municipal “determination of present and prospective fair share obligation shall be made by binding resolution no later than January 31, 2025” (N.J. Stat. § 52:27D-304.1).

In compliance with the aforementioned requirements, the Department of Community Affairs (DCA) released a report on October 18, 2024, titled “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background,” inclusive of a calculation spreadsheet, which detailed the datasets and calculations used to generate the non-binding affordable housing obligation for each municipality within New Jersey for the Fourth Round. This report was amended several days later to include revised language on the methodology for the land capacity factor

calculation. Per this report, the Township's Fourth Round present need was calculated as 150 and the Township's Fourth Round prospective need was calculated as 539.

The Township has reviewed the DCA report and methodology established in A4/S50, which serve as the basis for the Township's evaluation and determination of its Fourth Round present and prospective fair share obligation. The ensuing sections of this memo provide an analysis of the process used to calculate the Township's Fourth Round present and prospective fair share obligation.

### **Present Need**

Per A4/S50, "A municipality's present need obligation shall be determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine third round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof" (N.J. Stat. § 52:27D-304.2). A4/S50 further defines "deficient housing units" as "housing that: (1) is over fifty years old and overcrowded; (2) lacks complete plumbing; or (3) lacks complete kitchen facilities" (N.J. Stat. § 52:27D-304).

In the Third Round, municipal present need calculations were based on the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. The present need calculations for the Fourth Round conducted by the DCA similarly use datasets measuring these three factors, but as explained in their report, "The US Department of Housing and Urban Development (HUD) and the US Census Bureau publish separate tables on housing age, lack of plumbing facilities, lack of kitchen facilities, and overcrowding. However, there is no data source that reports the number of units that meet any one of those three conditions. Therefore, this number must be estimated using data from existing tables, with measures taken to account for overlap and to narrow the scope to deficient housing units occupied by low- and moderate-income [(LMI)] households." The DCA therefore used a combination of the latest data from HUD's Comprehensive Housing Affordability Strategy (CHAS) LMI dataset corresponding to the latest Census Bureau American Community Survey (ACS) data (which was 2017-2021 5 Year Estimates at the time of the report's release), data from the IPUMS Center for Data Integration, and the ACS Public Data Microdata Sample (PUMS) at the Public Use Microdata Area (PUMA) level to estimate the number of substandard/deficient low- and moderate-income occupied units ("present need") for each municipality in New Jersey.

Per the methodology outlined above and described in further detail in the DCA report, the Fourth Round present need obligation for the Township of Piscataway is calculated as 150. The Township has reviewed the datasets and methodology used to calculate the Township's Fourth Round present need as published in the DCA report and spreadsheet, and the Township concurs with the report's Fourth Round present need calculation of 150 for the Township of Piscataway.

### **Prospective Need**

As described in A4/S50 and summarized in the DCA report, a municipality's Fourth Round prospective need obligation is calculated by multiplying its average allocation factor to the total prospective need of its corresponding Housing Region.



The average allocation factor is the average of three measures indicative of a municipality's capacity/potential to address the regional prospective need (equalized nonresidential valuation factor, income capacity factor, and land capacity factor), which are further explained in the subsections below.

The Fourth Round prospective need for each Housing Region is determined by calculating the change in the number of households within each Housing Region between the 2010 Census and 2020 Census. Per A4/S50, "this household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and to determine the regional prospective need for a 10-year round of low- and moderate-income housing obligations. If household change is zero or negative, the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and the regional prospective need shall be zero" (N.J. Stat. § 52:27D-304.2).

The Township of Piscataway is in Housing Region 3, which consists of Hunterdon County, Middlesex County, and Somerset County. Per the DCA report, the regional prospective need for Housing Region 3 is calculated as 11,604, and the Township's average allocation factor is calculated as 4.65%. The regional need of 11,604 multiplied by the Township's average allocation factor of 4.65% therefore results in a non-binding Fourth Round prospective need obligation calculation of 539.

The Township has evaluated the accuracy of the methodology and datasets used to calculate each of the three measures (equalized nonresidential valuation factor, income capacity factor, and land capacity factor) used to compute the average allocation factor and resulting Fourth Round prospective need, and based on this analysis, has arrived at a reduced Fourth Round prospective need obligation calculation of 504. The process for the Township's adjustment to the Fourth Round prospective need obligation published in the DCA report is detailed in the subsections below.

#### Equalized Nonresidential Valuation Factor

The equalized nonresidential valuation factor is one of the three components of the average allocation factor for each municipality. The equalized nonresidential valuation factor is representative of a municipality's share of the change in nonresidential property value within its Housing Region.

Per A4/S50, "the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated, shall be calculated using data published by the Division of Local Government Services in the department. For the purposes of this paragraph, the beginning of the round of affordable housing obligations preceding the fourth round shall be the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations shall be divided by the regional total change in nonresidential valuations to determine the municipality's share of the regional change as the equalized nonresidential valuation factor" (N.J. Stat. § 52:27D-304.3).

Following this methodology and as described in the DCA report, the equalized nonresidential factor for each municipality is calculated as follows:

1. The valuations of commercial properties and industrial properties in each municipality in 2023, per data from the NJ Division of Local Government Services, is summed and then divided by the 2023 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 2023.
2. The valuations of commercial properties and industrial properties in each municipality in 1999, per data from the NJ Division of Local Government Services, is summed and then divided by the 1999 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 1999.
3. The difference in total equalized nonresidential valuation from 1999-2023 is calculated for each municipality.
4. The difference in total nonresidential valuation from 1999-2023 is summed for all municipalities (excluding Qualified Urban Aid municipalities) within each Housing Region.
5. The difference in total nonresidential valuation from 1999-2023 for each municipality is divided by the sum of differences in total nonresidential valuation from 1999-2023 for its corresponding Housing Region to compute the municipality's share of the regional nonresidential valuation change from 1999-2023.

Following this methodology, the Township of Piscataway's equalized nonresidential valuation factor of 9.71% was calculated as follows:

1. **\$502,088,500** (2023 commercial valuation) + **\$2,573,834,900** (2023 industrial valuation) = **\$3,075,923,400** (2023 total nonresidential valuation). **\$3,075,923,400** (2023 total nonresidential valuation) / **0.8397** (2023 State Equalization Table Average Ratio) = **\$3,663,121,829** (2023 total equalized nonresidential valuation).
2. **\$133,964,800** (1999 commercial valuation) + **\$585,451,200** (1999 industrial valuation) = **\$719,416,000** (1999 total nonresidential valuation). **\$719,416,000** (1999 total nonresidential valuation) / **0.7082** (1999 State Equalization Table Average Ratio) = **\$1,015,837,334** (1999 total equalized nonresidential valuation).
3. **\$3,663,121,829** (2023 total equalized nonresidential valuation) - **\$1,015,837,334** (1999 total equalized nonresidential valuation) = **\$2,647,284,495** (difference in total equalized nonresidential valuation from 1999-2023).
4. **Housing Region 3 sum of differences in total equalized nonresidential valuation from 1999-2023, excluding Qualified Urban Aid municipalities = \$27,262,293,184.**
5. **\$2,647,284,495** (difference in total equalized nonresidential valuation from 1999-2023) / **\$27,262,293,184** (Housing Region 3 sum of differences in total equalized nonresidential valuation from 1999-2023, excluding Qualified Urban Aid municipalities) = **0.0971 or 9.71%**

The Township has reviewed the datasets and methodology used to calculate the Township's Fourth Round equalized nonresidential valuation factor as published in the DCA report and spreadsheet (see above), and the Township concurs with the report's Fourth Round equalized nonresidential valuation factor calculation of 9.71% for the Township of Piscataway.

#### Income Capacity Factor

The second component of the average allocation factor for each municipality is the income capacity factor. The income capacity factor measures the degree to which a municipality's median

household income differs from an income floor of \$100 below the lowest median household income in its Housing Region.

Per A4/S50, a municipality's income capacity factor shall be "determined by calculating the average of the following measures:

- (a) The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region; and
- (b) 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" (N.J. Stat. § 52:27D-304.3).

At the time of the release of the DCA report on October 18, 2024, the most recent American Community Survey Five-Year Estimates data for median household income and number of households were found in Table S1903 of the Census Bureau's American Community Survey 2018-22 5-Year Estimates.

Using the American Community Survey 2018-22 5-Year Estimates data, and following the methodology in A4/S50 outlined above, the Township of Piscataway's income capacity factor of 2.73% was calculated in the DCA report as follows:

1. **\$122,965** (Median household income in the past 12 months in Piscataway per 2022 ACS) - **\$56,139** (\$100 below the lowest median household income in Housing Region 3 of \$56,239 belonging to the City of Perth Amboy) = **\$66,826** (Municipal difference in median household income from Housing Region 3 income floor). **\$66,826** (Municipal difference in median household income from Housing Region 3 income floor) / **\$4,833,505** (Housing Region 3 sum of differences from income floor, excluding Qualified Urban Aid municipalities) = **0.0138 or 1.38%** (Piscataway's share of the sum of the differences from the income floor in Housing Region 3, excluding Qualified Urban Aid municipalities).
2. **\$66,826** (Municipal difference in median household income from Housing Region 3 income floor) x **17,160** (Number of households in Piscataway) = **\$1,146,734,160** (Municipal difference in median household income from Housing Region 3 income floor, weighted by households). **\$1,146,734,160** (Municipal difference in median household income from Housing Region 3 income floor, weighted by households) / **\$28,112,743,941** (Housing Region 3 sum of differences from income floor, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0408 or 4.08%** (Piscataway's share of the sum of the differences from the income floor in Housing Region 3, excluding Qualified Urban Aid municipalities, weighted by households).
3. **Average of 1.38%** (Piscataway's share of the sum of the differences from the income floor in Housing Region 3, excluding Qualified Urban Aid municipalities) **and 4.08%** (Piscataway's share of the sum of the differences from the income floor in Housing Region 3, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0273 or 2.73%**

While the Township agrees with the Township's income capacity factor calculation of 2.73% at the time of the DCA report, A4/S50 states that the income capacity factor shall be calculated "according to the most recent American Community Survey Five-Year Estimates." On December 12, 2024, the United States Census Bureau released American Community Survey 2019-23 5-Year Estimates data. The Township therefore seeks to adjust its income capacity factor calculation based on the American Community Survey 2019-23 5-Year Estimates data for the municipalities in Housing Region 3, which can be found in Table S1903. The adjusted calculation of the Township's income capacity factor using the American Community Survey 2019-23 5-Year Estimates data is detailed below:

1. **\$126,308** (Median household income in the past 12 months in Piscataway per 2023 ACS) - **\$58,390** (\$100 below the lowest median household income in Housing Region 3 of \$58,490 belonging to the City of Perth Amboy) = **\$67,918** (Municipal difference in median household income from Housing Region 3 income floor). **\$67,918** (Municipal difference in median household income from Housing Region 3 income floor) / **\$5,014,738** (Housing Region 3 sum of differences from income floor, excluding Qualified Urban Aid municipalities) = **0.0135 or 1.35%** (Piscataway's share of the sum of the differences from the income floor in Housing Region 3, excluding Qualified Urban Aid municipalities).
2. **\$67,918** (Municipal difference in median household income from Housing Region 3 income floor) x **17,399** (Number of households in Piscataway) = **\$1,181,705,282** (Municipal difference in median household income from Housing Region 3 income floor, weighted by households). **\$1,181,705,282** (Municipal difference in median household income from Housing Region 3 income floor, weighted by households) / **\$29,288,244,057** (Housing Region 3 sum of differences from income floor, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0403 or 4.03%** (Piscataway's share of the sum of the differences from the income floor in Housing Region 3, excluding Qualified Urban Aid municipalities, weighted by households).
3. **Average of 1.35%** (Piscataway's share of the sum of the differences from the income floor in Housing Region 3, excluding Qualified Urban Aid municipalities) **and 4.03%** (Piscataway's share of the sum of the differences from the income floor in Housing Region 3, excluding Qualified Urban Aid municipalities, weighted by households) = **0.0269 or 2.69%**

Based on the re-calculation of the Township's income capacity factor based on the most recent American Community Survey Five-Year Estimates, the Township derives an income capacity factor calculation of 2.69% rather than 2.73% as calculated in the DCA report.

#### Land Capacity Factor

The third component of the average allocation factor for each municipality is the land capacity factor. The land capacity factor indicates the percentage share of total "developable" land in a Housing Region accounted for by each municipality within that Region, excluding land area corresponding to Qualified Urban Aid municipalities.

A4/S50 states that the land capacity factor "shall be determined by estimating the area of developable land in the municipality's boundaries, and regional boundaries, that may accommodate development through the use of the 'land use / land cover data' most recently published by the Department of Environmental Protection, data from the American Community

Survey and Comprehensive Housing Affordability Strategy dataset thereof, MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs and weighing such land based on the planning area type in which such land is located. After the weighing factors are applied, the sum of the total developable land area that may accommodate development in the municipality and in the region shall be determined. The municipality's share of its region's developable land shall be its land capacity factor" (N.J. Stat. § 52:27D-304.3).

Following this methodology, the DCA conducted a GIS analysis to identify the "developable" land within the state using several publicly-available datasets, including but not limited to 2020 land use/land cover (LULC) data, New Jersey State Plan Planning Areas weighted by area type, statewide parcel data, open space and preserved farmland, category 1 waterways and wetlands, steep slopes, and open waters.

The steps below provide a summary of the analysis conducted by DCA to identify the "developable" land in the state and calculate each municipality's land capacity factor, which is further expanded upon in their report.

1. Weights were applied to all New Jersey State Plan Planning Areas as specified in A4/S50.
2. The layer of weighted Planning Areas was merged with land use/land cover (LULC) data for the entire state sourced from 2020 aerial imagery. 18 different types of LULC, such as cropland and pastureland, deciduous forest, and coniferous forest, were identified and extracted as "vacant, developable land" from this merged dataset.
3. Of these areas identified as "developable" from the merged dataset, areas without underlying parcel data and areas with MOD-IV Property Tax data with property class codes for residential, commercial, industrial, apartment, railroad, and school uses were removed to prevent rights-of-way, tree-covered rear yards on residential properties and buffer areas on non-residential development from being included in the "developable" land calculation.
4. Municipally-reported construction permit data was used to remove properties otherwise identified as vacant through the LULC analysis.
5. Areas mapped as open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special resource area restrictions) were removed from the "developable" land dataset.
6. Using 10 foot digital elevation LiDAR data, steep slope areas exceeding 15% and steep slope areas consisting of 5,000 square feet or less were removed from the "developable" land dataset.
7. DCA reviewed an unspecified 22,000 vacant parcels to further remove homeowner association common areas, detention basins, and road and utility rights of way.
8. After the removal of all the aforementioned layers from the "developable" land dataset, remaining "slivers" of land with an area of 2,500 square feet or less were also removed due to their inability to support development.
9. The remaining land was identified as "developable" land and was summed based on the limits of each Housing Region and its corresponding municipalities.
10. The municipality's percentage of total identified "developable" land within its Housing Region constitutes its land capacity factor.

Through this analysis, the DCA reported 155.493 acres of “developable” land in the Township of Piscataway and 10,323.500 acres of “developable” land in Housing Region 3, therefore computing a land capacity factor of 1.51% for the Township.

On November 27, 2024, the DCA released the output geospatial data (titled “Land Capacity Analysis for P.L. 2024, c.2”) generated from the GIS analysis used to compute the land capacity factor as described in the October 18, 2024 report. However, the DCA indicates in the description of this dataset that, “The land areas identified in this dataset are based on the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.”

The Township has therefore reviewed and mapped this dataset to evaluate the accuracy of the 155.493 acres of “developable” land identified in the Township used to calculate the Township’s land capacity factor of 1.51% in the DCA report. Under further analysis, the Township finds that several areas identified as “developable” in the Township by the DCA’s geoprocessing model are in fact not “developable.”

As part of this analysis, the Township has prepared the following:

1. A map of the “developable” lands within the Township as identified in the DCA report (see Exhibit A).
2. A redlined spreadsheet of the “developable” lands within the Township as identified in the DCA report (see Exhibit B), which was prepared by merging the “vacant and developable” land spatial data features in the “Land Capacity Analysis for P.L. 2024, c.2” dataset released by the DCA with current parcel MOD-IV data for the Township as provided by the Middlesex County Board of Taxation. The spreadsheet details the “developable” land areas to be removed from the land capacity factor calculation, which are outlined in red, as well as a description of the reason for removal.

Based on this analysis, the Township finds that +/- 92.699 acres of the 155.493 acres of “developable” land identified in the DCA report are to be removed from the land capacity factor calculation, resulting in a recalculation of the land capacity factor based on +/- 62.835 total acres of “developable” land within the Township. The adjustment to the “developable” land within the Township consequently reduces the total “developable” land within Housing Region 3 from 10,323.500 acres to 10,230.842 acres.

The land capacity factor is therefore re-calculated as follows:

$62.835 \text{ acres of “developable” land in the Township of Piscataway} / 10,230.842 \text{ acres of “developable” land in Housing Region 3} = 0.0061 \text{ or } 0.61\%$

### **Summary**

Based on the adjustments to the income capacity factor and land capacity factor as described above, the Township’s average allocation factor is reduced from 4.649% to 4.340%, which when

applied to the regional perspective need of 11,604 for Housing Region 3, lowers the Township’s prospective need obligation from 539 to 504.

The table below summarizes the Township’s Fourth Round present need obligation and prospective need obligation compared to the Township’s Fourth Round obligations as calculated in the DCA report. Cells shaded **red** indicate an adjustment to a calculation provided in the DCA report.

PISCATAWAY FOURTH ROUND OBLIGATION SUMMARY TABLE							
PRESENT NEED OBLIGATION							
DCA Calculation	Township Calculation						
150	150 <i>(Township accepts DCA calculation)</i>						
PROSPECTIVE NEED OBLIGATION							
DCA Calculation							
Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor			Average Allocation Factor	Regional Perspective Need	Piscataway Prospective Need Obligation
		Housing Region 3 “Developable” Land (acres)	Township “Developable” Land (acres)	Land Capacity Factor Calculation			
9.71%	2.73%	10,323.500	155.493	1.51%	4.649%	11,604	539
Township Calculation							
Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor			Average Allocation Factor	Regional Perspective Need	Piscataway Prospective Need Obligation
		Housing Region 3 “Developable” Land (acres)	Township “Developable” Land (acres)	Land Capacity Factor Calculation			
9.71% <i>(Township accepts DCA calculation)</i>	<b>2.69%</b>	<b>10,230.842</b>	<b>62.835</b>	<b>0.61%</b>	<b>4.340%</b>	11,604 <i>(Township accepts DCA calculation)</i>	<b>504</b>

**EXHIBIT A**

“Map of the ‘Developable’ Lands within the Township of Piscataway per the DCA Report”





Warren Township

Plainfield Borough

Plainfield City

Green Brook Township

Dunellen Borough

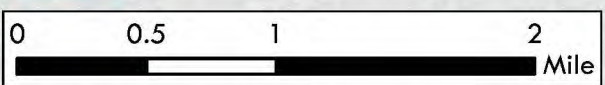
Middlesex Borough

South Plainfield Borough



**Legend**

 Developable Land per DCA Report



January 20, 2025

New Brunswick City

Highland Park Borough

Franklin Township

Edison Township

**EXHIBIT B**

“Redlined Spreadsheet of the ‘Developable’ Lands within the Township of  
Piscataway per the DCA Report”

BLOCK	LOT	ADDITIONAL LOTS (MOD-IV)	PROPERTY CLASS	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY, STATE	OWNER ADDRESS ZIP CODE	BUILDING DESCR. (MOD-IV)	LAND DESCR. (MOD-IV)	CALCULATED LOT AREA - AC (MOD-IV)	FACILITY NAME (MOD-IV)	PARCEL AREA - AC (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	COMMENT
101	25.02		15C	380 WALL ST	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854		50X100+	0.11480	VACANT LAND	4989.8168	0.11478	384.4382	Ordinance No. 2022-30 authorizing township to develop parcel for public use.
101	32.01		1	380 WALL ST	KASHIMANAN, HARRY & ROSE	215 SAVIN HILL AVE	BOSTON, MA	02125		40X100	0.09180		4000.1148	0.09183	3676.464	0.0644
101	34.01		15C	370 WALL ST	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854	PT DUNELLEN	100X100 +TRI	0.22960	VACANT LAND	11637.054	0.26715	11302.5132	0.25947
201	1.01		1	1791 S 2ND ST	BRUDNER RD LLC/HANDELBAUM & MANDELBAUM	35 EBERHART PKWY S1900	LIVINGSTON, NJ	07039		1.65	1.65000		67814.6436	1.55681	6540.9596	0.15016
346	4		456	94 BELLEVUE AVE	BORGESHEIM OF MIDDLESEX	1300 HIGHLAND AVE	MIDDLESEX, NJ	08846		60X46RES	0.68900	VACANT LAND	29311.4184	0.59744	3896.6296	0.07591
412	6.01		1	110 WALNUT ST	LIVING HOPE OUTREACH CENTER INC	44 STELTON RD	PISCATAWAY, NJ	08854		0.71	0.71000		37955.318	0.75655	31065.7698	0.73988
1010	1.01		1	30 HAYFORD ST	APPAU, GEORGE	8 NORCROSS AVE	MEDUCHEN, NJ	08854		130X185+TRI	0.52210		35245.002	0.76545	12775.02	0.2795
1301	1.03		38	60 LAKEVIEW AVE	HARRIS REALTY COMPANY LLC	1640 NEW MARKET AVE	SPLAINFIELD, NJ	07880		42.14 AC	42.14000		51494.454	1.0513596	300812.7276	6.90571
1301	1.08	FORMERLY PT OF 20002	1	LAKEVIEW AVE	HARRIS REALTY COMPANY LLC	1640 NEW MARKET AVE	SPLAINFIELD, NJ	07880		1	1.00000		182152.801	41.81618	300812.7276	6.90571
1701	2.01		1	4000 NEW BRUNSWICK AVE	JSR PROPERTIES LLC	1315 STELTON RD	PISCATAWAY, NJ	08854		0.98	0.98000		40434.57	0.92825	17585.172	0.4037
2006	15.01		15C	15 RICHMOND ST	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854		250X100	0.57390	VACANT LAND	29000.8964	0.57394	5453.712	0.1252
2101	8	9.9.01.9.02	38	300 STELTON RD	MURRAY, MICHAEL	3 KELLY CT	GREEN BROOK, NJ	08812		5.52	5.52000		141473.2868	3.24778	99555.3896	2.25466
2207	1.02		15C	95 OLD NEW BRUNSWICK RD	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854		6.59	6.59000		289182.2076	6.63871	18420.2196	4.23141
2208	1		1	105 OLD NEW BRUNSWICK RD	ETOWN WATER CO/CONS L/O AMERICAN TOWNSHIP OF PISCATAWAY	PO BOX 2738	CAMDEN, NJ	08101		0.4	0.40000		19250.0352	0.44192	11972.466	0.27465
2404	11.01		15C	441 BELL ST	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854		0.48	0.48000		20908.8	0.48	17547.2748	0.40283
2405	24		1	230 N RANDOLPHVILLE RD	MAREY BRIDGE & SHORE INC	6770 DOIRSEY RD	ELKBRIDGE, MD	21075		100X125+TRI	0.28700		13493.1312	0.30862	403.8012	0.06927
2405	25.01		15C	220 N RANDOLPHVILLE RD	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854		6400+	0.00000		29246.184	0.674	21727.728	0.4888
2603	1.05		15C	MOUNTAIN AVE REAR	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854		R.O.W.	0.00000		2765.6244	0.06349	2511.234	0.05765
2603	13.02		15C	201 Mountain Avenue	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854		1.34	1.34000		59146.6359	1.35782	45661.372	1.0487
3402	13		1	30 CLAWSON ST	CLAWSON RP OWNER/URBAN RENEWAL LLC	35 CLAWSON ST	PISCATAWAY, NJ	08854		113X100 TRI	0.23640		6100.1424	0.14004	6100.1424	0.14004
3403	1.01		1	70 CLAWSON ST	CLAWSON RP OWNER/URBAN RENEWAL LLC	35 CLAWSON ST	PISCATAWAY, NJ	08854		193X155 TRI	0.46040		11880.9212	0.26127	11880.9212	0.26127
3403	2.01		1	500 FIELD AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	37 CLAWSON ST	PISCATAWAY, NJ	08854		40X100+	0.09180		5811.3386	0.13341	5811.3386	0.13341
3403	5.01		1	440 FIELD AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	35 CLAWSON ST	PISCATAWAY, NJ	08854		5.23 ACRES	5.23000		227983.0212	5.23077	102180.87	2.34575
3403	65.01		1	400 FIELD AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	35 CLAWSON ST	PISCATAWAY, NJ	08854		60X100	0.13770		7965.3816	0.16286	7558.5312	0.17352
3403	68.01		1	401 BROOK AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	33 CLAWSON ST	PISCATAWAY, NJ	08854		133X100 TRI	0.30150		12091.3848	0.27758	11803.8888	0.27088
3403	72.01		1	501 BROOK AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	25A EAST RD	JACKSON, NJ	08527		80X100	0.18270		8000.2286	0.18336	8000.2286	0.18366
3403	136.01		1	413 BROOK AVE	413 BROOK AVE LLC	413 BROOK AVE	PISCATAWAY, NJ	08854		40X100	0.05840		3985.2322	0.05972	3314.4804	0.07869
3403	138.01		1	417 BROOK AVE	SMITH, JIMMY & JESSICA	417 BROOK AVE	PISCATAWAY, NJ	08854		40X100	0.05930		4000.1108	0.05983	3293.1548	0.07583
3403	141.01		1	407 BROOK AVE	SHARP ASSET HOLDINGS LLC	PO BOX 350	MEDUCHEN, NJ	08840		40X100	0.05930		4000.1148	0.05983	3694.5024	0.07104
3404	29.01		1	446 BROOK AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	35 CLAWSON ST	PISCATAWAY, NJ	08854		73.46 ACRES	0.75460		29754.9048	0.68308	24254.208	0.5538
3404	45.01		1	454 BROOK AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	34 E MAIN ST	SOMERVILLE, NJ	08870		40X100	0.09180		3633.0188	0.09478	3633.0188	0.06478
3404	47.01		1	464 BROOK AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	35 CLAWSON ST	PISCATAWAY, NJ	08854		180X100	0.41320		16544.9532	0.37982	16432.5744	0.37724
3404	56.01		15C	478 BROOK AVE	TOWNSHIP OF PISCATAWAY	45 HOES LN	PISCATAWAY, NJ	08854		60X100	0.12770		5488.56	0.126	5277.6168	0.11978
3404	58.01		1	488 BROOK AVE	CLAWSON RP OWNER/URBAN RENEWAL LLC	693 PRESTON AVE	SAINT ALBANS, W VA	25177		60X100	0.13770		5475.0564	0.12369	5278.488	0.1198

BLOCK	LOT	ADDITIONAL LOTS (MOD-IV)	PROPERTY CLASS	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY, STATE	OWNER ADDRESS ZIP CODE	BUILDING DESCR. (MOD-IV)	LAND DESCR. (MOD-IV)	CALCULATED LOT AREA - AC (MOD-IV)	FACILITY NAME (MOD-IV)	PARCEL AREA - SF (STATE PLANE PROJ.)	PARCEL AREA - AC (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - SF (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	COMMENT
3404	62.01		1	494 BROOK AVE	CLAWSON RP OWNER URBAN RENEWAL LLC	35 CLAWSON ST	PISCATAWAY, NJ	08854		800X100	0.18370		7279.7472	0.1672	7065.422	Final Site Plan Approval by Township on 10/9/24	
3404	66.01		1	500 BROOK AVE	CLAWSON RP OWNER URBAN RENEWAL LLC	33 CLAWSON ST	PISCATAWAY, NJ	08854		100X100	0.22930		9065.1428	0.20813	9065.1428	Final Site Plan Approval by Township on 10/9/24	
3404	71.01		1	510 BROOK AVE	CLAWSON RP OWNER URBAN RENEWAL LLC	33 CLAWSON ST	PISCATAWAY, NJ	08854		135X100+	0.30890		14243.7828	0.32713	12968.8832	Final Site Plan Approval by Township on 10/9/24	
3701	65		1	99 NORMANDY DR	AXIOM CORPORATION ATT/DIRECT TAX	2801 POST OAK BLVD	HOUSTON, TX	77056		1.74	1.74000		89044.9848	1.82758	3731.7852	Wetlands encompassing site; mapped for reference	
3702	1.03		1	149 BACRELAND AVE	ORR REALTY CORPORATION	116 39TH ST	BROOKLYN, NY	11232		10.2	10.20000		442463.4088	10.18988	2912.4216	Final Site Plan Approval by ZEC on 7/30/18	
3801	58.01		15C	31 NORMANDY DR	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		144X100 +TR	0.33060	VACANT LAND	22012.1748	0.50533	20428.7688	Improvement project. Stormwater management facility is planned on this property	
3804	34.02		15C	18 STRATION ST N	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		0.467 ACRES	0.46000	VACANT LAND	20000.1384	0.45914	7446.1464	NJDOT lands along Route 287, subject to a pipeline easement (Book 4162 Page 850); stormwater management	
3905	45.01		15C	38D AVE & RT 287	STATE OF NEW JERSEY DEPT OF TRANS	1005 PARKWAY AVE	TRENTON, NJ	08618		5.48	5.48000	VACANT LAND	239527.2924	5.48879	6820.1392	Site inspected by stream & floodway management	
4202	5.01		15C	111 POSSUMTOWN RD	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		0.4	0.40000	VACANT LAND	25185.0852	0.57817	4246.8124	Certificate of Occupancy issued by Township on 9/25/24	
4202	7		1	30 DUKE RD	30 DUKE TRANSFER WAREHOUSE LLC ETAL	975 US HIGHWAY 22 WEST	N PLAINFIELD, NJ	07060		10.04	10.04000		43373.9504	9.9584	222692.8028	Portion of the site is restricted by wetland/waterbody	
4202	9		1	21 DUKE RD	ADAM CORP	PO BOX 326	PLAINFIELD, NJ	07061		6.66	6.66000		22856.0808	6.65418	126153.8804	Majority of land in wetlands	
4302	14.01		1	20 FREETWAY DR	20 FREETWAY RG LLC 20 FREETWAY PO LLC	14 MAIN ST, STE 340	HAUSDEN, NJ	07940		7.79	7.79000		340810.3908	7.62230	65006.5084	Planning Board Resolution Application 23-PB-20/21V adopted January 10, 2024	
4401	9		1	131 POSSUMTOWN RD	LICHTENSTEIN, CM ETAL	1723 LAKE OWELL AVE	NAMPA, ID	83856		1.21	1.21000		55088.5836	1.20436	34559.1972	Half of site developed with single family residence; other half in floodway/wetland	
4503	1.08		1	181 OLD NEW BRUNSWICK RD	MERIN, KENNETH	PO BOX 2074	MORRISTOWN, NJ	07960		1.29	1.29000		56161.908	1.2893	51586.8912	Final Site Plan Approval by Planning Board on 4/14/21	
4601	8		1	11 NEW ENGLAND AVE	KAMAN LLC ATTN: ACCTS PAYABLE	400 CROSSING BLVD 3RD FLR	BRIDGEWATER, NJ	08807		5	5.00000		219467.5144	5.03874	170962.11	Certificate of Occupancy issued by Township on 10/6/24	
4802	1.01		38	403 S RANDOLPHVILLE RD	BRUNO, V. STREMLER JR & R TRUSTEES	400 S RANDOLPHVILLE RD	PISCATAWAY, NJ	08854		14.67	14.67000		646231.308	14.9443	67005.2988	Site Plan Approval by ZEC on 4/9/15	
5101	7.02		1	1536 S WASHINGTON AVE	DUKE REALTY LP C/O PROLOGIS LP	1800 WAZEE ST STE 500	DENVER, CO	80202		4.09	4.09000		175367.7884	4.02589	31282.1784	Developed with St. John Neumann Paschal Center	
5204	1.04		1	451 STELTON RD	SW INVESTORS LLC	1315 STELTON RD	PISCATAWAY, NJ	08854		1.54 ACRES	1.54000	VACANT LAND	66655.6404	1.53789	29257.7796	Ongoing construction on site	
5309	6.08		15C	39 ST MICHAEL ST	STATE OF NEW JERSEY DEPT OF TRANS	1035 PARKWAY AVE	TRENTON, NJ	08625		500.95 TRI	0.10900		3091.8888	0.07098	631.62	Proposed ecological park - site plan approval by Planning Board on 3/7/23	
5311	1.01		1	802 STELTON RD	M&M A1 802 STELTON ROAD LLC	1260 STELTON RD	PISCATAWAY, NJ	08854		1.59	1.59000		74085.9768	1.70078	26590.9568	Construction permit issued by Township on 2/8/24, 100 foot IC PAU deed restriction	
5402	21		1	130 METIARS LN	JSP PROPERTIES LLC	1315 STELTON RD	PISCATAWAY, NJ	08854		100X319	0.72230	CONFERENCE CTR	35820.874	0.77655	17037.1872		
5403	5.06		15D	146 METIARS LN	DOCISE OF METUCHEN	PO BOX 191	METUCHEN, NJ	08840		38.24	38.24000		1673033.351	38.40802	140990.2164		
5501	10.14		1	30 SEELY AVE	30 S 30 SEELY ROAD LLC	4669-4673 S BROAD ST - SITE2	YARDVILLE, NJ	08020		5.05+	0.00000		221546.16	5.086	167486.312		
5601	4.08		15C	1707 S WASHINGTON AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		57.68 ACRES	57.68000	PARKING AREA	2954188.67	67.81884	4747.1688		
5601	4.1		15C	1701 S WASHINGTON AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		150X295	1.01580	VACANT LAND	44274.384	1.0164	28863.462		
5701	2		38	1800 S WASHINGTON AVE		1280 STELTON RD	PISCATAWAY, NJ	08854		23.67	23.67000		1053376.066	24.281	556168.2788		

BLOCK	LOT	ADDITIONAL LOTS (MOD-IV)	PROPERTY CLASS	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY, STATE	OWNER ADDRESS ZIP CODE	BUILDING DESCR. (MOD-IV)	LAND DESCR. (MOD-IV)	CALCULATED LOT AREA - AC (MOD-IV)	FACILITY NAME (MOD-IV)	PARCEL AREA - AC (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	COMMENT
5701	11		38	1700S WASHINGTON AVE	FIELDS OF CORN LLC ETALS	228 MONTGOMERY ST #F ROSE	HIGHLAND PARK, NJ	089045186		39.18	39.18000		41.98:19	537,924,737.2	12.39987	Restricted by stream and wetlands, 100 foot wide CP&L easement. Pipeline easement. Concept Plans being reviewed by Township for Anticollisionary development.
5801	5		38	411 S RANDOLPHVILLE RD	BRUNO, V - STREMLIO, JB & R TRUSTEES	430 S RANDOLPHVILLE RD	PISCATAWAY, NJ	08854		6.03	6.03000		7.01812	335,059.4012	0.78977	Site is partially restricted with wetlands and stream; partially developed with residences
6003	9		1	483 HOES LN		389 HOES LN	PISCATAWAY, NJ	08854		3.8	3.80000		3.8249	129,293.0728	2.97:38	Resolution by Planning Board adopting Development Plan on 8/14/24.
6201	6.02		1	50 KNIGHTSBRIDGE RD	MM @ HOES LN PHASE II DEVELOPMENT	1269 STELTON RD	PISCATAWAY, NJ	08854	TELECORDIA	28.1600 ACRES	28.16000		28.47764	491,881,262.4	11.29004	11.76 SF of developable land area
6201	8		15C	344 HOES LN	STATE OF NEW JERSEY DEPT OF TRANS	1085 PARKWAY AVE	TRENTON, NJ	08625		130X260	0.77530		0.69586	11.7612	0.00027	Construction permit issued by Township on 10/27/23.
6501	12		1	90 HANCOCK RD		90 HANCOCK RD	PISCATAWAY, NJ	08854		510X100	1.17080		1.19407	166.3992	0.06882	Over Space Map
6501	20		1	300 HANCOCK RD	MAPLEHURST FARM HOLDING-C/O UN PROP	PO BOX 1926	HICKSVILLE, NY	11802		70.21 AC	70.21000		70.82392	98,7679.44	22.674	Developed with single family home; wetlands on site
7201	29		15C	685 RIVER RD	COUNTY OF MIDDLESEX-C/O TRESSURER	1 JFKSQ- PO BOX 871	NEW BRUNSWICK, NJ	08900	28FG	4.88	4.89000		4.84686	24,063.3536	0.53701	Certificate of Occupancy issued by Township on 12/29/23.
7501	25.03		1	1 TED LIGHTWAY	PATEL, MITUL	6 LAVENDER DR	PISCATAWAY, NJ	08854		145X145	0.48270		0.48104	705.672	0.0102	Developed with Chris United Methodist Church
7501	25		15D	485 HOES LN	CHRIST UNITED METHODIST CHURCH	485 HOES LN	PISCATAWAY, NJ	08854	CHURCH	4.68	4.69000		4.71111	37,95.7052	0.89767	507.47 SF of developable land area
7501	27.03		15C	465 HOES LN	TOWNSHIP OF PISCATAWAY	465 HOES LN	PISCATAWAY, NJ	08854		15.6	15.60000		17.48319	507.474	0.01165	507.47 SF of developable land area
7501	71		15C	20 WILSON AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		50X88X4	1.01930		1.01076	32,788.8812	0.79227	
7504	1.01		15C	42 17TH ST	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		20X87	0.26874		0.26874	11,705.0076	0.28871	
7505	1.01		15C	30 17TH ST	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		100X68	0.21930		0.42222	16,554.5424	0.38004	
7506	1.01		15C	10 17TH ST	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		87X280	0.32840		0.32851	11,543.4	0.265	
7508	3		1	71 JEFFERSON DR	GARLAND, C/O BRATHWAITE, MITCHELL	72 16TH ST APT #2	BROOKLYN, NY	11215		60X100	0.13770		0.13774	5745.9666	0.13191	Ordinance No. 2024-21 authorizing township to develop parcel.
8405	26.02		1	77 SCHOOL ST	MARIN, JORGE & BLANCA	1725 EDWARD TER	UNION, NJ	07083		2.1	2.10000		2.05389	18,992.946	0.41535	Restricted by floodway. Requested for reference.
9001	22.02		15C	67 SCHOOL ST	TOWNSHIP OF PISCATAWAY	465 HOES LN	PISCATAWAY, NJ	08854		50X100X181	0.11480		0.13133	3278.7612	0.07527	Minor Subdivision Approval by Planning Board on 3/11/20.
9101	30.03		1	139 SCHOOL ST	139 SCHOOL STREET LLC	83 INTERNATIONAL AVE	PISCATAWAY, NJ	08854		88X387.56 IRR	0.00000		0.97509	38,009.858	0.87805	Construction permit issued by Township on 2/14/22.
9101	40.02		1	141 SCHOOL ST	DESOUZA, KENNY & DESOUZA, DAIL	141 SCHOOL ST	PISCATAWAY, NJ	08854		88 X 2916	0.41620		0.41698	137,12.688	0.3148	463.04 SF of developable land area
9101	41.04		1	147 SCHOOL ST	PATEL, CHAIKALI	29 REDBUD RD	PISCATAWAY, NJ	08854		48 ACRES	0.48000		0.48330	483.0428	0.01063	Shore on land.
9101	42		15C	148 SCHOOL ST	TOWNSHIP OF PISCATAWAY	465 HOES LN	PISCATAWAY, NJ	08854		50X107 IRR	0.12280		0.12781	0.8712	0.00002	Developed site with building and surface parking.
9101	45.01		15D	81 SUTTONS LN	BOCHASAWASHI SHREE ANSHAPURI SHOTT	PO BOX 519 ATTN: CORP ATFA	WINDSOR, NJ	08861	N AMERICAN HDQS	6.3	6.30000		6.25806	4652.1116	1.04711	partially developed with parking lot.
9201	44.07		1	81 ETHEL RD WY	B & N PROPERTIES LLC	81 91 ETHEL RD WY	PISCATAWAY, NJ	08854		1.67	1.67000		1.67551	29829.9968	0.68928	
9401	23.02		1	11 DRAKE LN	MARKLEY, ROBERT A & KAREN M	585 SUTTONS LN	PISCATAWAY, NJ	08854		1.3	1.30000		1.04705	3855.1532	0.90347	
9601	27.03		38	385 SUTTONS LN	MARKLEY, KAREN M	585 SUTTONS LN	PISCATAWAY, NJ	08854		7.52	7.52000		8.51282	18,831.362	4.34645	
9801	4.01		15C	50 ZIRKEL AVE	TOWNSHIP OF PISCATAWAY	465 HOES LN	PISCATAWAY, NJ	08854		202X200	2.89000		2.88574	21,134.8764	0.46519	Twp. Stormwater Management Facility
9803	9		1	30 DUNBAR AVE	HUCULI, ROHDANNA	9 MAGNOLIA RD	SOMERSET, NJ	08873		135X300	0.92680		0.92689	37,634.9888	0.88398	Restricted by wetlands
10005	1.01		1	1061 HOES LN E	G & S ASSOCKTES %B BARR	1183 ORCHARD DR	HILLSBOROUGH, NJ	08844		7.85	7.85000		7.04619	7940.2956	0.16851	Township playground under design.
10006	11		15C	491 BLUE RIDGE AVE	TOWNSHIP OF PISCATAWAY	465 HOES LN	PISCATAWAY, NJ	08854		100X362	0.82100		0.83314	122,359.0532	0.28097	
10411	51.01		15C	610 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	465 HOES LN	PISCATAWAY, NJ	08854		50X100	0.11480		0.11478	4993.8168	0.11478	
10944	13		15C	5206 LUDLOW ST	TOWNSHIP OF PISCATAWAY	465 HOES LN	PISCATAWAY, NJ	08854		1.74	1.74000		1.74289	5,115.6864	0.11744	

BLOCK	LOT	ADDITIONAL LOTS (MOD. IV)	PROPERTY CLASS	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS CITY, STATE	OWNER ADDRESS ZIP CODE	BUILDING DESCR. (MOD. IV)	LAND DESCR. (MOD. IV)	CALCULATED LOT AREA - AC (MOD. IV)	FACILITY NAME (MOD. IV)	PARCEL AREA - SF (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	DEVELOPABLE LAND AREA - AC (STATE PLANE PROJ.)	COMMENT
30504	14		1	110 HULL ST	S401R, KETH & ROSA	3715 LAWSON ST	RICHMOND, VA	23224		40X100	0.09180		4000.1148	0.09183	1486.1732	1486.17 SF of developable land area slier
30504	15-02		15C	320 BUDNA VISIA AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		1.58	1.59000	VACANT LAND	83918.6472	0.19192	60659.9888	1.35848
30504	16		15C	301 HULL ST	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		40X100	0.09180	VACANT LAND	4000.1148	0.09183	3606.4452	0.08417
30505	11-03		15C	5210 DEBORAH DR	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		0.63	0.63000	VACANT LAND	27407.952	0.62922	11185.3988	0.25678
10511	38-01		15C	381 BUDNA VISIA AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		40X100	0.09180	VACANT LAND	4000.1148	0.09183	3686.6796	0.06461
10512	58		1	190 HIGHLAND AVE	PILCHER, PAVSHINICK, KOVOROV, MILIZO	3000 MARCUS AVE #1E9	LAKE SUCCESS, NY	11042		50X100	0.11480	VACANT LAND	5000.2524	0.11479	4228.3892	0.09707
10513	1-03		15C	220 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		1.28 ACRES	1.28000	VACANT LAND	55724.13	1.27925	12801.4328	0.26888
10513	1-04		15C	411 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		1.04 ACRES	1.04000	VACANT LAND	44276.1264	1.04124	18251.2014	0.48859
10514	15-05		15D	HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	372 HIGHLAND AVE	PISCATAWAY, NJ	08854		90X200	0.41230	VACANT LAND	18387.5472	0.42212	16378.3812	0.38977
10514	15-08		15D	HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	372 HIGHLAND AVE	PISCATAWAY, NJ	08854		133X280	0.61980	VACANT LAND	27424.9404	0.61959	20689.22	0.4745
10514	31-03		15D	372 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	372 HIGHLAND AVE	PISCATAWAY, NJ	08854	CHURCH	1.55	1.55000	CHURCH	66930.9672	1.54982	22659.9212	0.53827
10901	5		15C	490A RIVER RD REAR	STATE OF NEW JERSEY, DEPT OF TRANS	1035 PARKWAY AVE	TRENTON, NJ	08625		2.81	2.81000		126412.8624	2.90234	20883.8768	0.47828
11204	1		15C	5261 DEBORAH DR	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		1.33	1.33000	VACANT LAND	69901.1904	1.53394	33811.272	0.7767
11204	7-01		15C	340 PARK AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		80X100	0.18270	TAX LIEN FORECLOSURE	11990.9088	0.27548	11990.9088	0.27548
11301	1		15C	411 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		200X100	0.4910	VACANT LAND	20877.368	0.4678	8096.0616	0.18386
11301	5		15C	415 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		40X100	0.09180	VACANT LAND	40567.428	0.09313	4048.0308	0.09248
11301	6-01		15C	419 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		100X100+	0.22990	VACANT LAND	18114.426	0.41585	5441.0796	0.12491
11301	9		15C	427 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		40X100	0.09180	FORECLOSURE	40253.3786	0.09241	3533.2112	0.07652
11301	10-02		15C	481 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		0.55+ ACRES	0.55000		24095.1012	0.55177	24095.1012	0.55177
11301	14		15C	5260 WITHERSPOON ST	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		40X100	0.09180	TAX LIEN FORECLOSURE	4088.8288	0.09200	21743.9508	0.04680
11302	2-03		15C	551 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		1.74	1.74000	VACANT LAND	75333.9112	1.73402	51691.3462	1.18667
11303	2		15C	681 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		2.53	2.53000	VACANT LAND	108559.4752	2.51592	79468.296	1.6886
11303	3		15C	651 HIGHLAND AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		50X100	0.11480	VACANT LAND	4882.264	0.1144	3813.3712	0.09752
11303	5		15C	610 PARK AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		75X100	0.17220	VACANT LAND	7500.1608	0.17218	7500.1608	0.17218
11305	6		1	631 PARK AVE	KUMAR, MANISH	930 ROUTE 202-206	BRIDGEWATER, NJ	08807		75X148+	0.23450		13704.4116	0.31461	12121.0056	0.27826
11305	7		15C	641 PARK AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		75X151+ REAR	0.27720	VACANT LAND	13811.6288	0.31248	9543.1248	0.21806
11306	3		15C	541 PARK AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		40X100+ IRR	0.07180	VACANT LAND	4878.2156	0.10651	2985.0728	0.06738
11306	3		1	523 WITHERSPOON ST	FARPER, PATTI/O'D SHEVERS	32 NORTON DR	ROSELLE, NY	11375		40X100	0.09180	VACANT LAND	4000.1148	0.09183	4000.1148	0.09183
11306	4		15C	5261 WITHERSPOON ST	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		40X100	0.09180	VACANT LAND	4000.1148	0.09183	4000.1148	0.09183
11307	6		1	481 PARK AVE	MBADI LLC	2 KINGSBERRY DR	SOMERSET, NJ	08872		40X100	0.09180		4000.1148	0.09183	1577.7482	0.03622
11307	7-02		15C	481 PARK AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		340X100+	0.78150	VACANT LAND	34007.292	0.7807	27506.0112	0.63152
11307	10-01		15C	400 FISHER AVE	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		240X100	0.55100	VACANT LAND	24000.252	0.55997	21157.882	0.4857
11312	39		1	611 HANSON AVE	AT NI MANAGEMENT LLC	18033 CLARE CT	RIVERSIDE, CA	92506		100X300	0.68870	VACANT LAND	50172.7052	0.68927	33415.5272	0.07212
11312	21-01		1	631 HANSON AVE	AT NI MANAGEMENT LLC	18033 CLARE CT	RIVERSIDE, CA	92506		100X300	0.68870	VACANT LAND	28246.3268	0.68853	7745.5128	0.18413
11312	22-01		1	641 HANSON AVE	AT NI MANAGEMENT LLC	18033 CLARE CT	RIVERSIDE, CA	92506		100X300 IRR	0.00000	VACANT LAND	24935.4664	0.57244	22659.3288	0.51988
11312	25-01		1	651 HANSON AVE	BHURI, MOHAMMAD YASSEEN Y	17 VALLEYWOOD DR	SOMERSET, NJ	08873		68X227 IRR	0.00000	VACANT LAND	21540.1724	0.48679	19931.682	0.47395
11317	4-02		1	5 MORRIS AVE EXT	TANSELL, HUSNE	5 MORRIS AVE	PISCATAWAY, NJ	08854		108.72X147.94 IRR	0.00000		15916.3884	0.36539	14275.9188	0.32773
11317	28-01		1	586 HOES IN W	BASTI, ABDUL H & SHAZIA	142 SCHOOL ST	PISCATAWAY, NJ	08854		108.72X127.81 IRR	0.00000		15887.2032	0.36472	14813.6976	0.32171
11318	1-01		1	570 HOES LN	ISHROESLANE LLC	746 BROADWAY	NEWARK, NJ	07104		80 ACRES	0.80000	VACANT LAND	32571.5544	0.74774	31006.008	0.7118
11319	8		15C	561 STOCKTON ST	TOWNSHIP OF PISCATAWAY	455 HOES LN	PISCATAWAY, NJ	08854		1.965 ACRES	1.96500	VACANT LAND	86076.3024	1.97604	86076.3024	1.97604
11319	10-01		1	857 HOES IN W	YESHIVA SHAAREI TZION	51 PARK AVE	PISCATAWAY, NJ	08854		8.7	8.70000	RESIDENCE	39320.3752	9.08842	128483.288	2.9488
11301	22.15		15C	561 METARS LN	RIVER ROSES/ATES LLC	455 HOES LN	PISCATAWAY, NJ	08854		3.54	3.54000	UTILITY BLDG.	141902.7984	3.25764	127094.2204	2.91759
12301	6-02		15C	561 METARS LN	RUTGERS THE STATE UNIVERSITY	33 NINOTH BRIDGE RD FL 3E	PISCATAWAY, NJ	08854								Rutgers University / driveway/bleachers eastern portion of property.

