

RESOLUTION
TOWNSHIP OF HAZLET

RESOLUTION OF THE TOWNSHIP OF HAZLET ADOPTING FOURTH ROUND
AFFORDABLE HOUSING OBLIGATIONS PURSUANT TO P.L. 2024, c.2 AND FAIR
HOUSING ACT, N.J.S.A. 52:27D-302

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. 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, on October 18, 2024, the New Jersey Department of Community Affairs (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, as stated in the DCA Report, the Township of Hazlet's non-binding Present Need obligation is 0 and that the Township's non-binding Prospective Need obligation is 140; 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, 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 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, McKinley Mertz, PP, AICP of Hyer, Gruel & Associates ("Township Planner"), has reviewed the lands identified by the DCA for the land capacity factor; and

WHEREAS, based on a review of the foregoing, the Township Planner provided a report entitled “Land Capacity Factor Review – Fourth Round Obligations calculations and Methodology in Accordance with P.L. 2024, c.2.” dated December 19, 2024, (a copy of which is attached to this resolution) which reviewed the DCA’s report and analyzed the NJDCA’s ArcGIS shapefile showing all the polygons through the State that is identified contributing to the “Land Capacity Factor”, to determine if any polygons should be excluded from the Township’s land capacity. That report identified 29 polygons that should be removed from the Township’s Land Capacity Factor calculation. As a result of the removal of these polygons, the Township Planner finds the Land Capacity Factor issued by the DCA of 0.67% should be reduced to .24%, which results in a modified Prospective Need of 120; and

WHEREAS, based on a review of the DCA Report and findings contained in the aforementioned report, the Township Planner is recommending that the Township Committee adopt a binding resolution accepting a reduced Prospective Need obligation of 120; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hazlet, in the County of Monmouth, and State of New Jersey, that the Township of Hazlet hereby accepts a reduced Prospective Need obligation of 120 and a Present Need obligation of 0, 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.; and

BE IT FURTHER RESOLVED, that certified copy of this Resolution be filed with the DCA and Administrative Office of the Courts within 48 hours upon adoption of this Resolution.

BE IT FURTHER RESOLVED, the Township authorized the Township Attorney to file a declaratory judgment action within forty-eight hours after the adoption of this resolution in order to comply with the Directive.

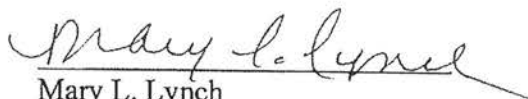
BE IT FURTHER RESOLVED, the Township further authorizes its professionals to prepare the 4th Round Housing Element and Fair Share Plan and present for adoption prior to June 30, 2025.

ROLL CALL

COMMITTEE MEMBER	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT
Committeeman Cavuto		X	X			
Committeeman Preston	X		X			
Committeewoman Zanghi			X			
Deputy Mayor Terranova			X			
Mayor Sachs						X

CERTIFICATION

I, MARY L. LYNCH, Municipal Clerk of Hazlet Township do hereby certify that the foregoing is a true copy of a resolution duly passed and adopted by the Township Committee at its meeting held on the 28th day of January 2025.

A handwritten signature in cursive script that reads "Mary L. Lynch". The signature is written in black ink and is positioned above the printed name and title.

Mary L. Lynch
Municipal Clerk

R-25-56

**Memorandum**

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TO: Rob Bengivenga, Township Administrator
Township of Hazlet
1766 Union Avenue
Hazlet, NJ 07730

CC: Greg Vella, Esq., Township Attorney

FROM: McKinley Mertz, PP, AICP
Megan Adam, Associate Planner

RE: Land Capacity Factor Review - Fourth Round Obligation Calculations and Methodology in Accordance with P.L.2024, c.2

DATE: December 19, 2024

INTRODUCTION

On March 18, 2024, the affordable housing legislation known jointly as Senate Bill S50 and Assembly Bill A4 passed both houses of the legislature. Governor Murphy signed the bill (P.L.2024, c.2) into law on March 20, 2024, establishing a new methodology for determining municipalities' affordable housing obligations.

The New Jersey Department of Community Affairs ("DCA") subsequently released on October 20, 2024, a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of low- and moderate-income obligations for each of the State's municipalities. The report notes that the obligations were calculated in alignment with the formulas and criteria found in P.L.2024, c.2. The report details the process and the data that was utilized to carry out the DCA's calculations, with the intent of providing a reproduceable and transparent step-by-step record of the methodology applied.

The purpose of this memo is to provide a high-level summary of the methodology utilized by the DCA to calculate these Fourth Round obligations, and analyze the accuracy of the data utilized by DCA to determine if there is a realistic potential and justification to lower Hazlet's Fourth Round affordable housing prospective need. According to the amended affordable housing legislation, every municipality in the State is responsible for adopting by resolution its Fourth Round obligation numbers by January 31, 2025. Although the DCA has released its calculations, each municipality is permitted to conduct their own obligation calculation, in accordance with the requirements set forth in P.L.2024, c.2. This memo sets forth a preliminary analysis of the obligation calculation for the Township of Hazlet.

DCA PROSPECTIVE NEED CALCULATION

To calculate each municipality's Fourth Round Prospective Need, the DCA averaged the following three calculations to create an "average allocation factor":



Equalized Nonresidential Valuation Factor

This refers to the changes in nonresidential property valuations in a municipality that have occurred in the period between the beginning of the preceding round and the round currently being calculated. For the sake of calculating the Fourth Round obligation, this period begins in 1999.

The DCA calculated 1999 and 2023 equalized nonresidential valuations for each municipality, which were then (a) used to calculate the change that has occurred in this time period (b) aggregated at the Housing Region level. Each municipality's equalized nonresidential valuation change was then divided by the change at the Regional level to determine its Equalized Nonresidential Valuation Factor.

Income Capacity Factor

This refers to the extent of which a municipality's income level differs from that of the lowest-income municipality in its Housing Region, which is calculated as the average of two measures: (a) 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 (b) the municipal share described, weighted by the number of households in the municipality.

The DCA first calculated Housing Regional median household income floors by computing the lowest municipal median household income in each Housing Region and subtracting 100 from that number. Then the difference from the regional income floor was computed at the municipal level, by subtracting the Housing Region income floor from each municipality's median household income. These differences were then summed to produce aggregated income differences at the Housing Region level.

From these computations, the two measures described above were calculated: (a) each municipality's difference from the Housing Region income floor was divided by its Housing Region aggregated income differences to determine its share of Housing Region Income differences; and (b) each municipality's difference from the Housing Region income floor was multiplied by its number of households and then divided by its Housing Region aggregated income differences to determine its household-weighted income differences. Each municipality's (a) share of Housing Region income differences and (b) household-weighted income differences were aggregated at the Housing Region level and averaged to produce each municipality's Income Capacity Factor.



Land Capacity Factor

The total acreage of a municipality’s land that is developable, (a) excluding non-vacant land and land subject to development limitations (i.e. steep slopes, wetlands, permanently preserved land, Category 1 waterways, and open water) and (b) assigning relative weights to the remaining vacant areas based on their State Planning Area and whether they falls within a special protection zone in the Highlands, Pinelands, or Meadowlands region. The municipal Land Capacity Factor is the municipality’s share of the vacant land in the entire Housing Region. The vacant land allocated to each municipality is based on polygons derived from the DCA methodology. The polygons are not based on parcel boundaries and may result in shapes that do not actually lend themselves to development. They are meant to be a general accounting of “land capacity” in the municipality.

The DCA methodology utilized ArcGIS software, publicly available data sets, and relied on certain assumptions that may lead to over counting vacant land due to a lack of specific local information including, but not limited to, recent development and development approvals, easements or other development restrictions, and rights-of-way.

Next, each municipality’s Fourth Round Prospective Need was calculated by multiplying each Housing Region’s Prospective Need by each of its municipality’s average allocation factors.

Finally, these numbers were adjusted in accordance with the Affordable Housing Law to ensure that no Prospective Need obligations exceed either 1,000 units or 20% of the municipality’s total number of households.

Utilizing the methodology described above, the DCA calculated the following Fourth Round obligations for Hazlet Township:

DCA Fourth Round Obligations for Hazlet Township				
<i>Prospective Need</i>	<i>Equalized Nonresidential Valuation Factor</i>	<i>Land Capacity Factor</i>	<i>Income Capacity Factor</i>	<i>Average Allocation Factor</i>
140	1.10%	0.67%	1.28%	1.02%

HGA ANALYSIS OF HAZLET TOWNSHIP’S FOURTH ROUND PROSPECTIVE NEED OBLIGATION

NJDCA released an ArcGIS shapefile showing all of the polygons throughout the state that it identified as contributing to the “Land Capacity Factor.” Our office reviewed the results of the methodology to identify any polygons that should be excluded from the Township’s land capacity. The justification for excluding polygons identified by DCA is spelled out below and is generally based on specific local knowledge that was not captured by the broader statewide screening. Our office considered factors such as whether the



**Memorandum**

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polygons are listed on the Township's Recreation and Open Space Inventory (ROSI), is within an existing railway or road right-of-way, is part of a property that is not vacant, is constrained by wetlands that have been identified on surveys or site plans, is encumbered by easements, or has an approved site plan within the last five years.

HGA did not undertake any separate analysis of non-residential valuation or income trends as these are objective measures; therefore, the DCA's calculations of the Township's Equalized Nonresidential Valuation Factor and Income Capacity Factor remain unchanged throughout HGA's analysis. Nonetheless, the change in the Land Capacity Factor alters the Township's Average Allocation Factor.

POLYGONS TO BE REMOVED FROM LAND CAPACITY FACTOR ANALYSIS

After reviewing all the polygons outlined in the DCA Land Capacity Analysis Parcel Map, our office has identified twenty-nine (29) polygons that have justification for removal from the Township's Land Capacity Factor calculation. These polygons are outlined in the following paragraphs, and location maps for each polygon are included as Appendix A to this memorandum.

Polygons 1 and 2

These polygons should not be considered developable, as they are both owned by the New Jersey Department of Transportation (NJDOT) and located adjacent to the Garden State Parkway right-of-way (within Lots 3 and 4 of Block 195) (see Appendix B). The sum of their weighted acreage amounts to 0.55 acres.

Polygon 3

This polygon should not be considered developable, as it is located within the Shoreland Memorial Gardens Cemetery lot (Block 166, Lot 6.) Its weighted acreage amounts to 10.66 acres.

Polygon 4

This polygon should not be considered developable, as it is located on a lot that is not vacant and is currently developed with a Wawa gas station and convenience store (Block 66, Lot 3.) Its weighted acreage amounts to 0.61 acres.

Polygons 5 and 6

These polygons should not be considered developable, as they are located on a lot that is currently developed with a small building and irrigation system to support the adjacent Dutch & Olga's Greenhouse (Block 64, Lot 20.) The weighted acreage of these polygons amounts to approximately 1.19 acres.



***Polygon 7***

This polygon should not be considered developable, as it is located on a lot that is currently developed with the Pine Creek Village Mobile Home Park (Block 66, Lot 12.) Its weighted acreage amounts to 0.06 acres.

Polygon 8

This polygon should not be considered developable, as it is located on a lot that is currently developed with a Taco Bell restaurant/drive-thru and Hackensack Meridian Urgent Care facility (Block 64, Lot 7.) Its weighted acreage amounts to 0.99 acres.

Polygon 9

This polygon should not be considered developable, as it is located on a lot that is currently developed with the Faith Reformed Church and Tot Lot Daycare & Preschool Center (Block 66, Lot 8.) Its weighted acreage amounts to 1.79 acres.

Polygon 10

This polygon of land, amounting to approximately 0.09 acres, should not be considered developable, as it is located within the Township's Recreation and Open Space Inventory (ROSI) (Block 68, Lot 3, within the "Pfleger Property") (Appendix C).

Polygon 11

A portion of this polygon of land (highlighted in blue on the map) should be removed from the Land Capacity Factor analysis, as it is constrained by wetlands and transition areas. Per a wetlands plan / LOI prepared by William P. Schemel, PLS, dated 10/17/1022 for Block 65, Lot 1, the land to be removed from consideration amounts to approximately 11.16 acres (Appendix D).

Polygon 12

This polygon of land, amounting to approximately 0.54 acres across Lots 28 and 29 of Block 68.13, should be removed from the Land Capacity Factor analysis due to lot ownership. Lot 28 is owned by the Bayshore Regional Sewerage Authority, and Lot 29 is owned by the NJDOT (see Appendix E).

Polygons 13 and 14

These polygons should not be considered developable, as they are located on a lot that is currently developed with a Burger King restaurant/drive-thru (Block 120, Lot 1.01.) Their weighted acreage amounts to approximately 0.66 acres.



***Polygon 15***

This polygon should not be considered developable, as it is located on a lot that is currently developed with a residence (Block 120, Lot 35.) Its weighted acreage amounts to 0.46 acres.

Polygon 16

This polygon should not be considered developable, as it is located on a lot that is currently developed with the R. Helfrich & Son, Inc., school bus yard (Block 120, Lot 31.) Its weighted acreage amounts to 0.74 acres.

Polygon 17

This polygon of land, amounting to approximately 0.15 acres, should be removed from the Land Capacity Factor analysis, as it is located within the Township's Recreation and Open Space Inventory (ROSI) (Block 193, Lots 5 and 5.01 (or 5.A)) (see Appendix C).

Polygons 18 and 19

These polygons should not be considered developable, as they are located on a lot that is currently developed with the North Centerville Fire Station and Banquet Hall (Block 194, Lot 6.) A portion of Polygon 19 also extends onto a neighboring lot developed with a residence. Their weighted acreage amounts to approximately 2.41 acres.

Polygons 20-24

These five (5) polygons should not be considered developable, as they are located within lots that are designated as common open/recreational spaces owned by the Allison Village Homeowners Association (see property detail cards for Block 194.03, Lots 13 and 24 and Block 194.01, Lots 24, 41, 53, 74, and 75 in Appendix F). Their weighted acreage amounts to approximately 4.41 acres.

Polygon 25

This polygon should not be considered developable, as it is located on a lot that is currently developed with a Costco Wholesale store (Block 192, Lot 1.) Its weighted acreage amounts to 4.75 acres.

Polygon 26

This polygon should not be considered developable, as it is located on a lot that is currently developed with a plant nursery building (Block 183, Lot 1.) Its weighted acreage amounts to 0.62 acres.

Polygon 27

This polygon should not be considered developable, as it is located on a lot that is currently developed with the Hazlet Pharmacy and DXL Big + Tall clothing store (Block 242.01, Lot 13) and a portion of the common area for a townhouse development (Block 242, Lot 2.) Its weighted acreage amounts to 1.76 acres.





Polygon 28

This polygon should not be considered developable, as it is located on a lot that is currently developed with the Bayshore Plaza shopping mall (Block 233, Lot 1.) Its weighted acreage amounts to 1.13 acres.

Polygon 29

This polygon should not be considered developable, as it is located along the NJ Transit rail right-of-way. Its weighted acreage amounts to 0.27 acres.

CONCLUSION

The total acreage of the 29 polygons to be removed from the Township’s Land Capacity Factor calculation amounts to approximately 48.94 acres. This results in a reduced Land Capacity Factor from 0.67% to 0.24%, and a reduced overall Prospective Need Obligation from 140 units to 120 units. The results of our office’s analysis are outlined in the following table.

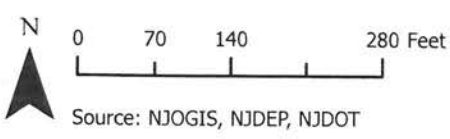
Modified Fourth Round Obligations for Hazlet Township				
<i>Prospective Need</i>	<i>Equalized Nonresidential Valuation Factor</i>	<i>Land Capacity Factor</i>	<i>Income Capacity Factor</i>	<i>Average Allocation Factor</i>
120	1.10%	0.24%	1.28%	0.87%

We recommend that the modified obligations outlined above be adopted by resolution prior to the January 31, 2025, deadline established within Affordable Housing P.L. 2024, c.2 (S50/A4). Hazlet should consult with the Township Attorney regarding the adoption of this resolution to formally establish its Fourth Round housing obligations, and further discuss the implications of a 20-unit reduction for the Prospective Need.



APPENDIX A

**MAPS OF POLYGONS TO BE REMOVED FROM LAND CAPACITY ANALYSIS
WITHIN HAZLET TOWNSHIP
DATED DECEMBER 2024**

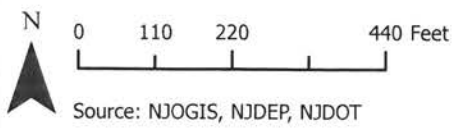
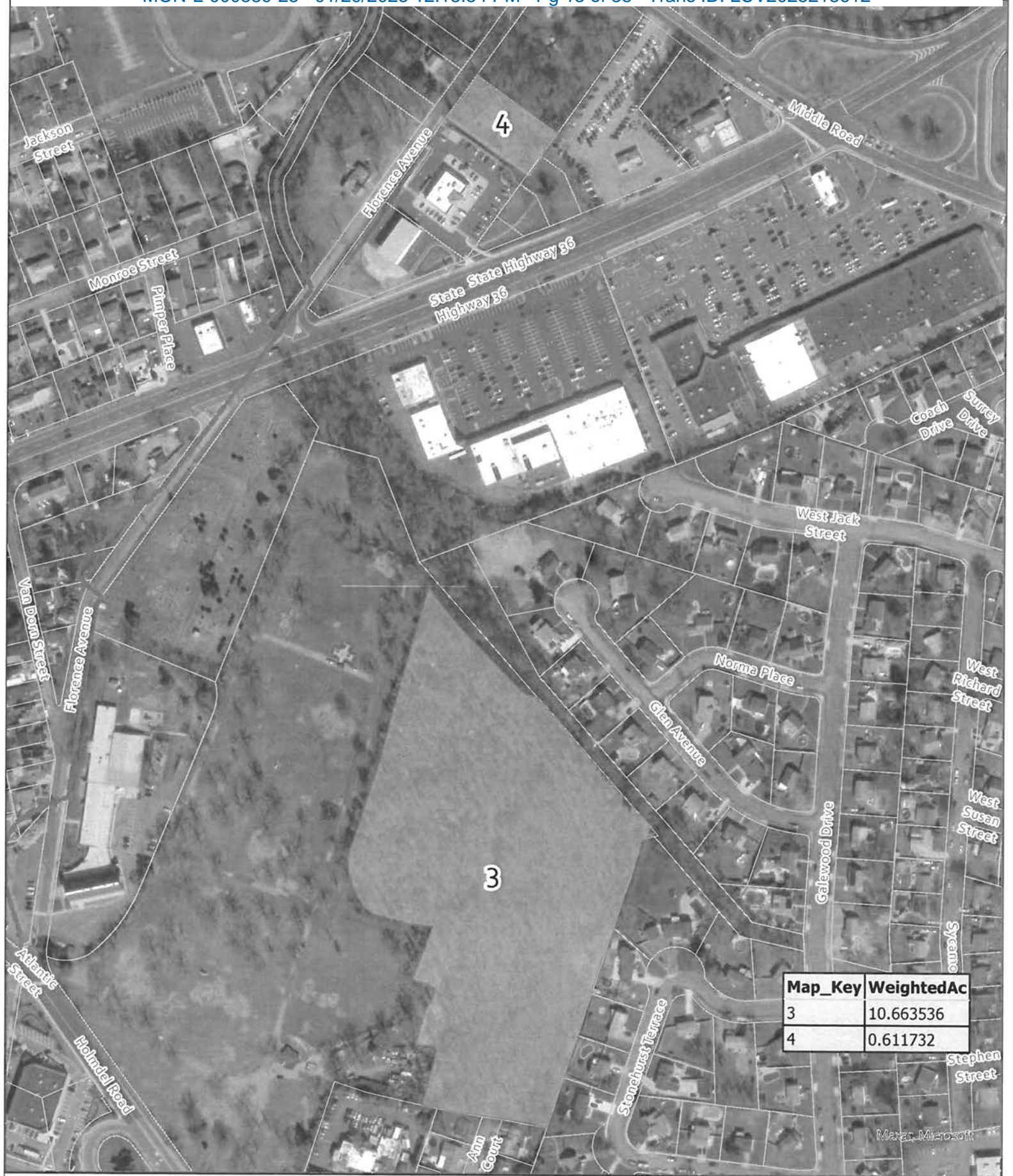


Land Capacity Analysis

Hazlet Township, NJ



December 2024

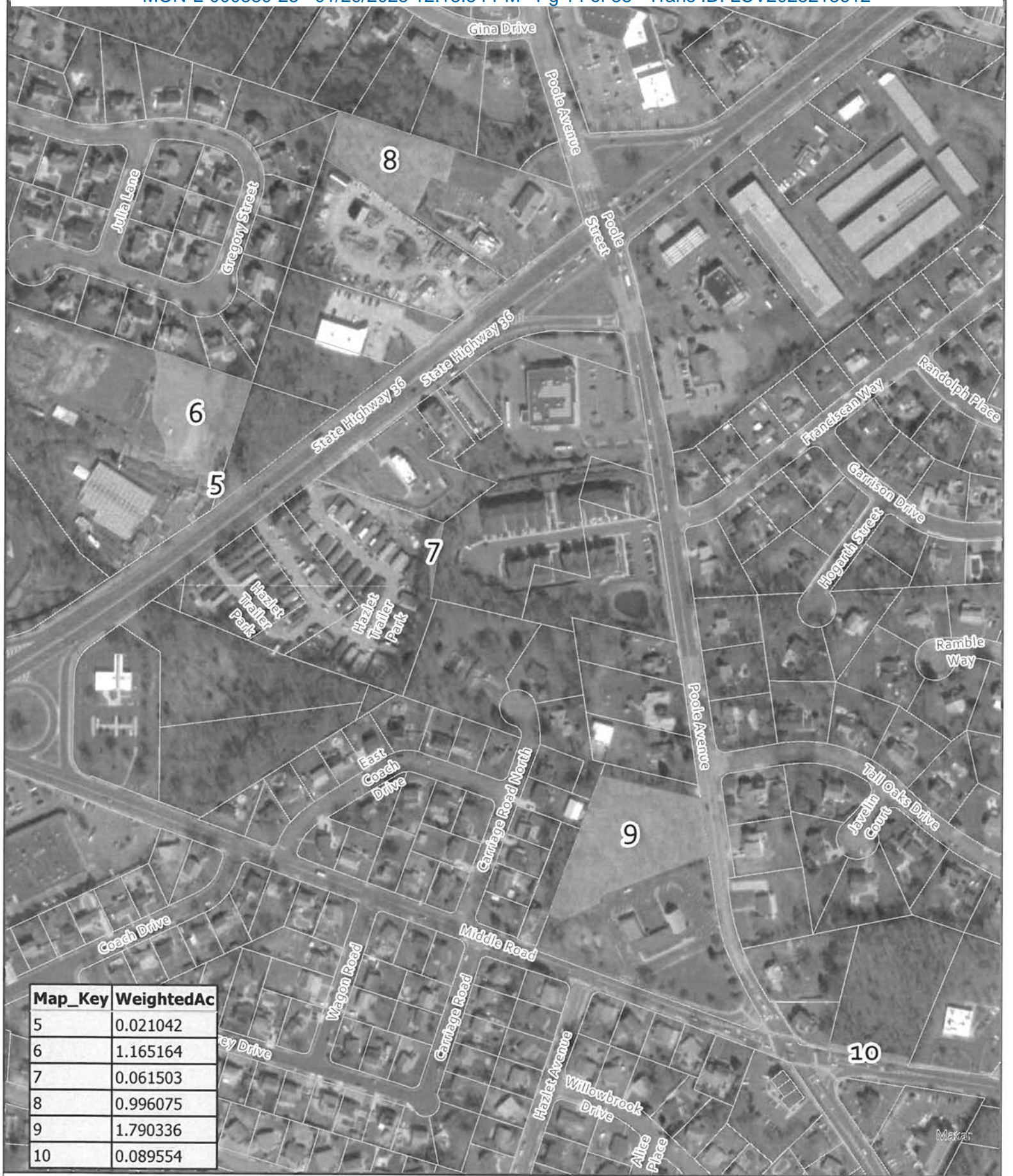


Land Capacity Analysis

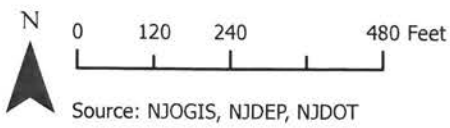
Hazlet Township, NJ



December 2024



Map_Key	WeightedAc
5	0.021042
6	1.165164
7	0.061503
8	0.996075
9	1.790336
10	0.089554

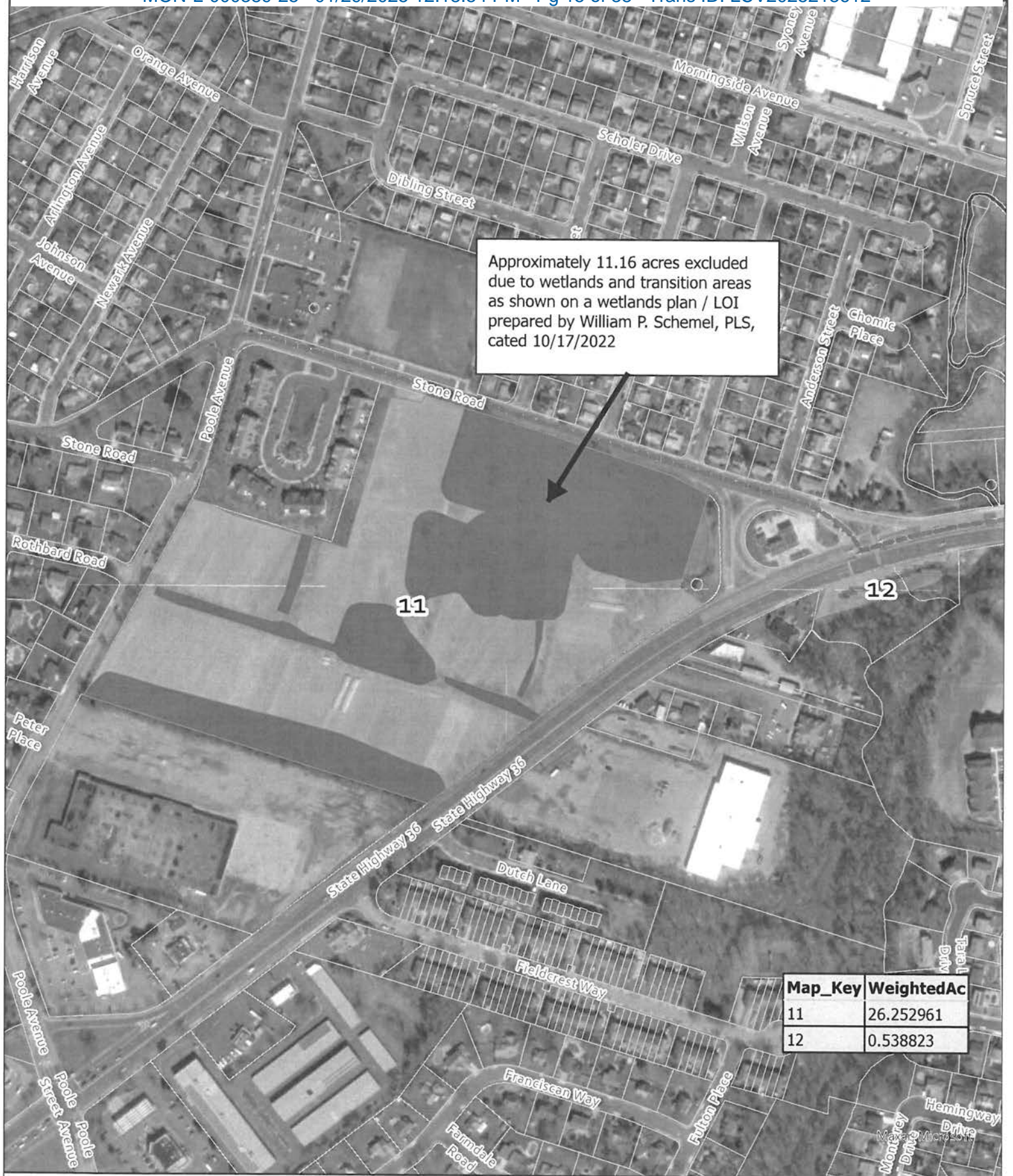


Land Capacity Analysis

Hazlet Township, NJ

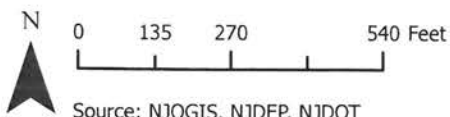


December 2024



Approximately 11.16 acres excluded due to wetlands and transition areas as shown on a wetlands plan / LOI prepared by William P. Schemel, PLS, cated 10/17/2022

Map_Key	WeightedAc
11	26.252961
12	0.538823



Source: NJOGIS, NJDEP, NJDOT

Land Capacity Analysis

Hazlet Township, NJ

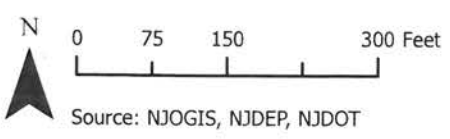


December 2024



Map_Key	WeightedAc
13	0.590899
14	0.07101

Maxar, Microsoft



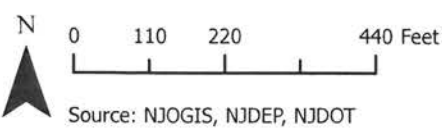
Source: NJGIS, NJDEP, NJDOT

Land Capacity Analysis

Hazlet Township, NJ



December 2024

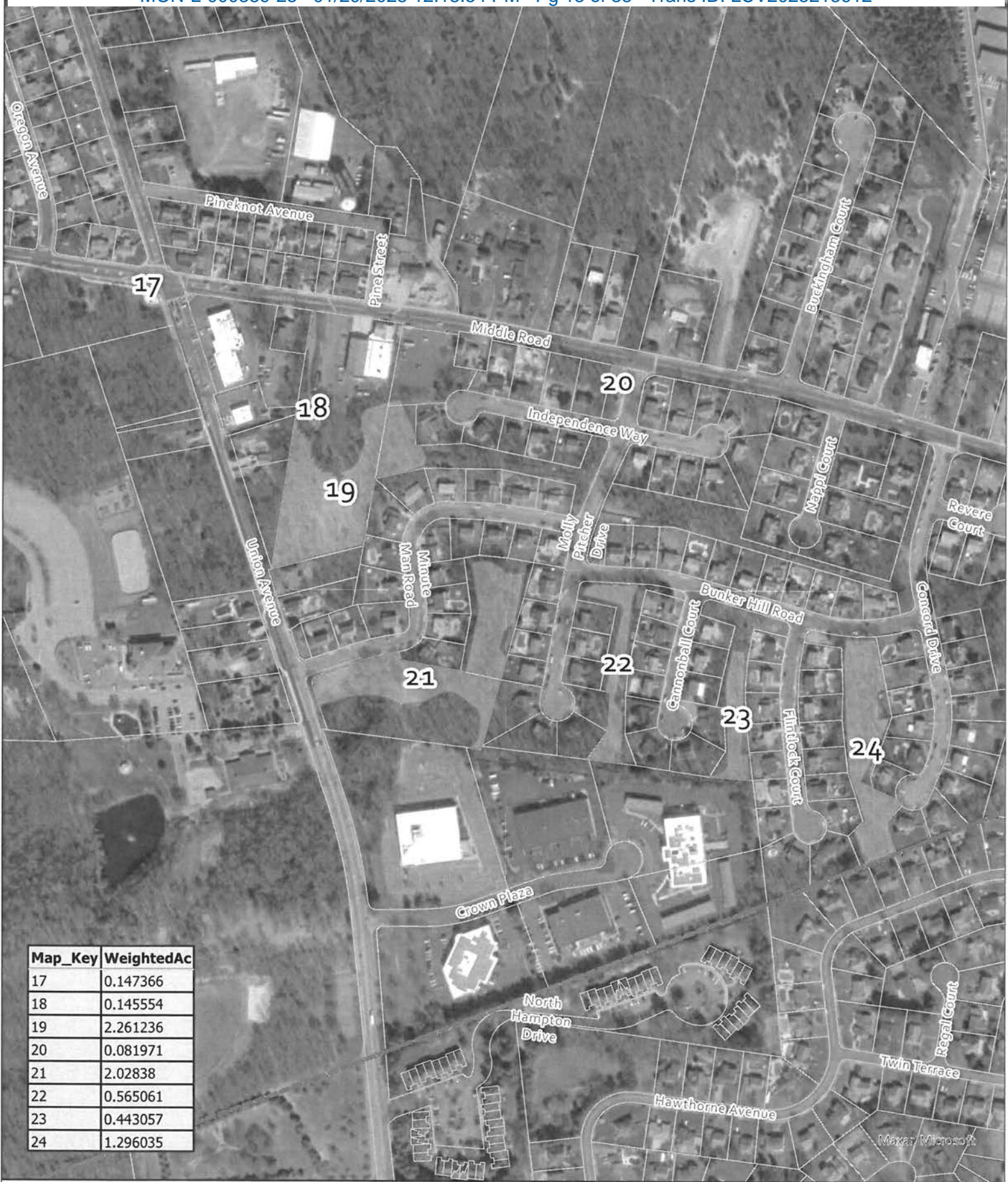


Land Capacity Analysis

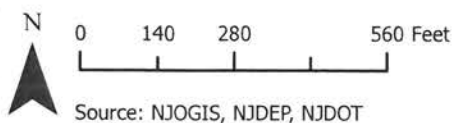
Hazlet Township, NJ



December 2024



Map_Key	WeightedAc
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18	0.145554
19	2.261236
20	0.081971
21	2.02838
22	0.565061
23	0.443057
24	1.296035

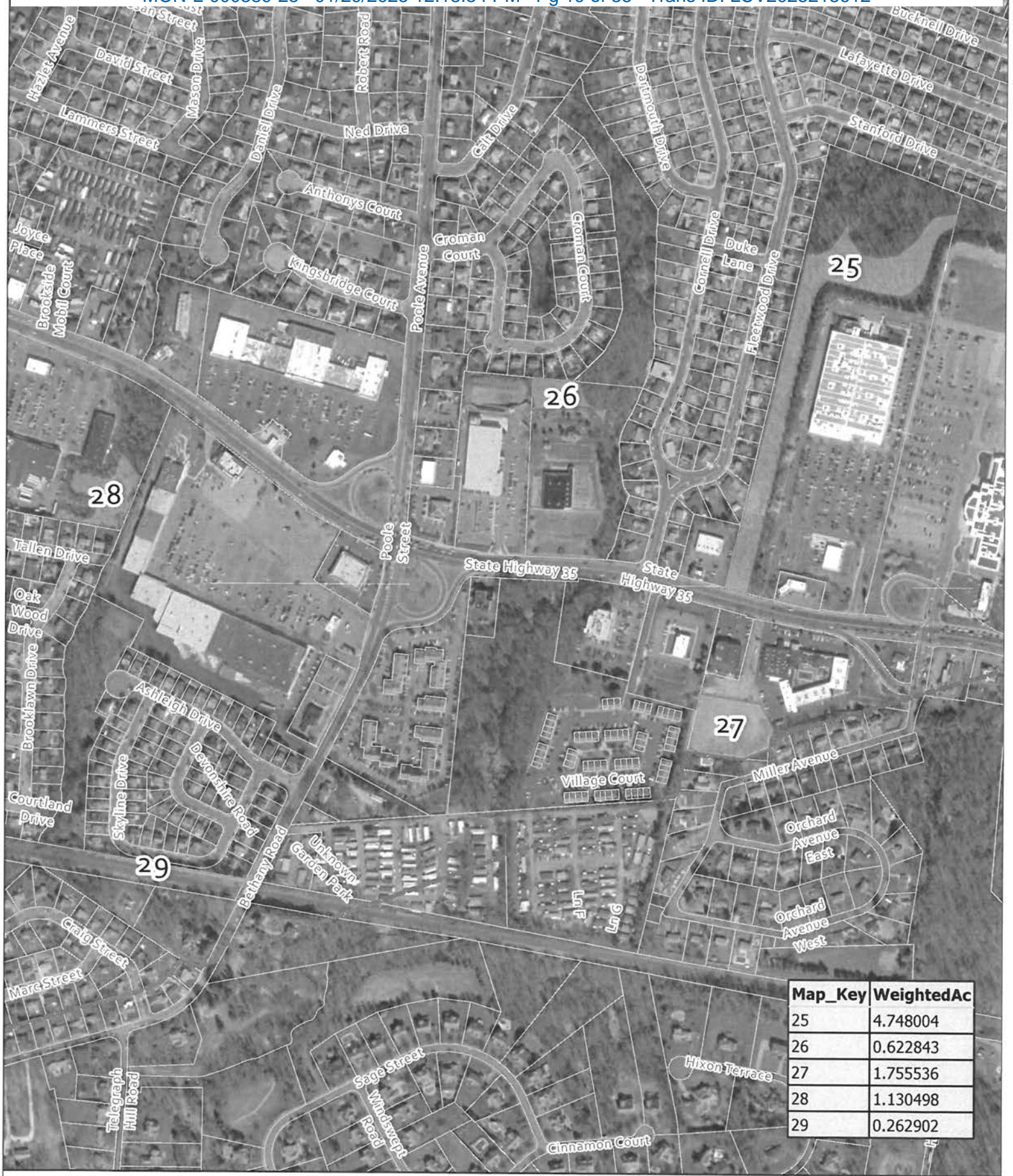


Land Capacity Analysis

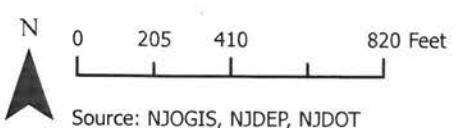
Hazlet Township, NJ



December 2024



Map_Key	WeightedAc
25	4.748004
26	0.622843
27	1.755536
28	1.130498
29	0.262902



Land Capacity Analysis

Hazlet Township, NJ



December 2024

Source: NJGIS, NJDEP, NJDOT

APPENDIX B

**STATE PROPERTY EXEMPTIONS FOR BLOCK 195, LOTS 3 AND 4
HAZLET TOWNSHIP TAX MAPS, SHEET 1.11
REVISED THROUGH 1/15/2009**

1.11

1.11



DATE	REVISIONS	NO.	NAME	DATE	BY
MAY 20, 1959	KEYSTONE MAPPING CO. INC.	27477	MARTIN F. IRELLA, L.L.C.	APRIL 8, 1945	EDMUND DEPAJAN & ZILLEN, INC.
JULY 18, 1960	KEYSTONE MAPPING CO. INC.	38462	MARTIN F. IRELLA, L.L.C.	SEPT. 16, 1956	MARTIN F. IRELLA, L.L.C.
DECEMBER 27, 1962	KEYSTONE MAPPING CO. INC.	38462	LEONARDO F. PINO, P.L.S.	NOVEMBER 1, 2007	LEONARDO F. PINO, P.L.S.
OCTOBER 13, 1967	KEYSTONE MAPPING CO. INC.	38462	LEONARDO F. PINO, P.L.S.	JANUARY 10, 2009	LEONARDO F. PINO, P.L.S.
APRIL 8, 1969	KEYSTONE MAPPING CO. INC.				
DECEMBER 23, 1969	KEYSTONE MAPPING CO. INC.				
SEPTEMBER 16, 1972	KEYSTONE MAPPING CO. INC.				
JANUARY 26, 1977	HOWARD M. SCHON, P.E. & L.L.C.				
JANUARY 29, 1982	HOWARD M. SCHON, P.E. & L.L.C.				
FEBRUARY 23, 1984	HOWARD M. SCHON, P.E. & L.L.C.				
NOVEMBER 1, 1984	HOWARD M. SCHON, P.E. & L.L.C.				
FEBRUARY 1, 1985	HOWARD M. SCHON, P.E. & L.L.C.				
FEBRUARY 1, 1989	THOMAS J. HERTS, P.E. & L.L.C.	27492			
JULY 21, 1991	THOMAS J. HERTS, P.E. & L.L.C.	27492			

4.09	4.07	4.06	4.04	4.04
4.02	4.03	4.05	4.04	4.02
4.10	4.05	4.05	4.04	4.02
210.05	210.05	210.05	210.05	210.05

THIS TAX MAP SHEET IS A SIGNED COPY OF THE ORIGINAL RECORD COPY OF THE TAX MAP AS DATED SEPT. 1959 AND REVISED THROUGH THE YEARS BY THE LOCAL PROPERTY BRANCH OF THE COUNTY ENGINEER'S OFFICE. THE ORIGINAL RECORDS ARE FILED IN THE ENGINEER'S OFFICE.

TAX MAP
 TOWNSHIP OF HAZLET
 MONMOUTH COUNTY, NEW JERSEY
 SCALE 1" = 200'
 SEPTEMBER 1959
 KEYSTONE MAPPING CO. INC.
 1454 MT. ROSE AVENUE
 YORK, PENNSYLVANIA

NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF REVENUE
 LOCAL PROPERTY BRANCH
 APPROVED AS A TAX MAP PURSUANT TO THE PROVISIONS OF P.L. 1954, C. 119, LAWS OF 1954, P. 107, AS AMENDED.
 FOR THE DIRECTOR, DIVISION OF TAXATION
 BY: C.E. BARNES
 COUNTY ENGINEER
 DATE: NOV. 6, 1958 - SERIAL NO. 213

INSET "A"
 SCALE 1" = 40'

APPENDIX C

HAZLET TOWNSHIP RECREATION AND OPEN SPACE INVENTORY (ROSI)

Recreation and Open Space Inventory (ROSI)

You are about to search the Recreation and Open Space Inventory (ROSI) database maintained by the Green Acres Program and the Office of Transactions and Public Land Administration.

This database includes municipal, county and nonprofit parkland encumbered by as a condition of Green Acres funding. It does not include State owned parkland or lands preserved through other sources of funding.

For information on State held parkland, please contact the [Public Land Compliance Section](#) staff person assigned to the county in which the property is located.

For information on preserved lands not encumbered with Green Acres restrictions, please contact the landowner.

>>



WHAT IS A ROSI?

- Each local unit (municipality or county) is required to prepare a ROSI as a condition of applying for and receiving Green Acres funding.
- The ROSI lists all Green Acres-funded properties ("funded parkland") as well as all other lands held for conservation and/or recreation purposes at the time the local unit last received funding from Green Acres ("unfunded parkland").
- Lands listed on a ROSI include those owned, leased, or otherwise controlled by the local unit and may include land owned in fee, land leased by the local unit for recreation purposes, land owned by a private entity upon which the local unit holds a conservation easement, or any land in which the local unit holds a specific recreation and/or conservation interest.

DISCLAIMERS

- Although the Department works with Local Units to reconcile ROSI information as part of the funding process, it relies in good faith on the accuracy of the information provided by the Local Unit(s) in maintaining the accuracy of our database.
- Because Green Acres restrictions are contractual and statutory in nature, a property may be subject to Green Acres restrictions even if it is omitted from a ROSI.
- The tax block and lot numbering of properties listed on the ROSI may have changed since the ROSI was submitted, and typographical errors or other errors may have occurred when the ROSI was submitted to the Department. The information in this database should be confirmed with the property owner and the Department, and should not be relied upon to determine that the property is **not** encumbered with Green Acres restrictions.
- If there is a question as to whether a parcel should or should not be included on the ROSI, please see the [Green Acres Rules](#), specifically N.J.A.C. 7:36-25.3, for guidance and then contact the Local Unit.
- All questions concerning proposed uses of Green Acres restricted lands should first be addressed first to the Local Unit and then the appropriate [Public Land Compliance Section](#) staff person assigned to the county in which the property is located.

Any discrepancies, whether in the form of an incorrect block/lot listing or parcels missing from the ROSI, should be brought to the attention of [Nancy Lawrence](#).



Facility Name: If followed by - DIV = parcel was entirely diverted; if followed by - P/DIV = parcel was partially diverted; and if followed by - COMP = parcel was a compensation piece for previous diversion.

Interest: CR: Conservation Restriction; Fee: Fee Simple; Lease: Leased land

Type: M - Municipal; C - County; N - Non Profit

I agree to these terms & Conditions

County: **MONMOUTH** ▾

Municipality: **HAZLET TWP** ▾

Search

County: **MONMOUTH** Municipality: **HAZLET TWP**

Block	Lot	Facility Name	Interest	Type
120	10	NATCO LAKE	FEE	M
120	10.A	NATCO LAKE	FEE	M
120	11	NATCO LAKE	FEE	M
120	38	NATCO LAKE	FEE	M
120	43	NATCO LAKE	FEE	M
120	9	NATCO LAKE	FEE	M
146	11.1	LIBERTY PARK	FEE	M
146	12.1	LIBERTY PARK	FEE	M
146	15	LEOCADIA CT. COMPLEX	FEE	M
146.B	6	LIBERTY PARK	FEE	M
146.B	7	LIBERTY PARK	FEE	M
146.C	6	LIBERTY PARK	FEE	M
154	4	MERCER ST. PLAYGROUND	FEE	M
193	13	VETERANS MEMORIAL PARK	FEE	M

Block	Lot	Facility Name	Interest	Type
193	14	VETERANS MEMORIAL PARK	FEE	M
193	15	VETERANS MEMORIAL PARK	FEE	M
193	16	VETERANS MEMORIAL PARK	FEE	M
193	17	VETERANS MEMORIAL PARK	FEE	M
193	4	VETERANS MEMORIAL PARK	FEE	M
193	5	VETERANS MEMORIAL PARK	FEE	M
193	5.A	VETERANS MEMORIAL PARK	FEE	M
193	7	VETERANS MEMORIAL PARK	FEE	M
197	1.B	BEER ST. COMPLEX	FEE	M
197	1.C	BEER ST. COMPLEX	FEE	M
223	1	MAPLE DR PARK	FEE	M
223	7	MAPLE DR PARK	FEE	M
225.01	2.01	MAPLE DR. PARK	FEE	M
225.01	6	MAPLE DR. PARK	FEE	M
230	12	MAPLE DR. PARK	FEE	M
230	8	MAPLE DR. PARK	FEE	M
230	9	MAPLE DR. PARK	FEE	M
231	11	MAPLE DR. PARK	FEE	M
231	12	MAPLE DR. PARK	FEE	M
231	16	MAPLE DR. PARK	FEE	M
30	31	8TH ST. COMPLEX	FEE	M
52	1	EVERGREEN PLAYGROUND	FEE	M
52	8.A	EVERGREEN PLAYGROUND	FEE	M
68	3	PFLEGER PROPERTY	FEE	M
ROW		MAPLE DR PARK	FEE	M



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Department of Environmental Protection
P.O. Box 420
Trenton, NJ 08625
609-772-6373

Last Update: May 26th, 2022

APPENDIX D

**NJDEP-APPROVED WETLANDS PLAN FOR BLOCK 65, LOT 1 IN HAZLET TOWNSHIP
PREPARED BY WILLIAM P. SCHEMEL, PLS
DATED 10/17/2022**

APPENDIX E

**STATE AND BAYSHORE REGIONAL SEWERAGE AUTHORITY EXEMPTIONS FOR BLOCK
68.13, LOTS 28 AND 29
HAZLET TOWNSHIP TAX MAPS, SHEET 1.07
REVISED THROUGH 1/15/2009**

APPENDIX F

**PROPERTY CARD DETAILS FOR ALLISON VILLAGE HOA OPEN SPACE LOTS
WITHIN HAZLET TOWNSHIP
(BLOCK 194.01, LOTS 24, 41, 53, 74, 75 AND BLOCK 194.03, LOTS 13, 24)**

12/19/24, 11:57 AM

Property Detail

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 194.01	Prop Loc: BUNKER HILL ROAD	Owner: ALLISON VILLAGE HOMEOWNERS ASSOC	Square Ft: 0
Lot: 41	District: 1318 HAZLET	Street: PO BOX 5122	Year Built: 2004
Qual:	Class: 1	City State: HAZLET, NJ 07730	Style:
<i>Additional Information</i>			
Prior Block: 194.1	Acct Num: 058776	Add Lots:	EPL Code: 0 0 0
Prior Lot: 41	Mtg Acct:	Land Desc: 75X475 IRR .8178 AC	Statute:
Prior Qual:	Bank Code: 2	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 11/03/24	Tax Codes: F01	Class4Cd: 0	Desc:
Zone: R100	Map Page: 28	Acreage: 0.99	Taxes: 35.76 / 0.00

Sale Date: 10/24/79 **Book:** 4203 **Page:** 172 **Price:** 0 **NU#:** 0

Sr#	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2025</u>	BUNKER HILL ROAD	1900	0	1900	1
		0			
		1900			
<u>2024</u>	BUNKER HILL ROAD	1700	0	1700	1
		0			
		1700			
<u>2023</u>	BUNKER HILL ROAD	1700	0	1700	1
		0			
		1700			
<u>2022</u>	BUNKER HILL ROAD	1700	0	1700	1
		0			
		1700			

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12/19/24, 11:57 AM

Property Detail

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 194.01	Prop Loc: BUNKER HILL ROAD	Owner: ALLISON VILLAGE HOMEOWNERS ASSOC	Square Ft: 0
Lot: 24	District: 1318 HAZLET	Street: PO BOX 5122	Year Built: 2004
Qual:	Class: 1	City State: HAZLET, NJ 07730	Style:

Additional Information

Prior Block: 194.1	Acct Num: 058602	Add Lots:	EPL Code: 0 0 0
Prior Lot: 24	Mtg Acct:	Land Desc: 2 ACRE	Statute:
Prior Qual:	Bank Code: 2	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 11/03/24	Tax Codes: F01	Class4Cd: 0	Desc:
Zone: R100	Map Page: 28	Acreage: 1.6	Taxes: 58.88 / 0.00

Sale Date: 10/24/79 **Book:** 4203 **Page:** 172 **Price:** 0 **NU#:** 0

<i>Sr#</i>	<i>Date</i>	<i>Book</i>	<i>Page</i>	<i>Price</i>	<i>NU#</i>	<i>Ratio</i>	<i>Grantee</i>
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TAX-LIST-HISTORY

<u>Year</u>	<u>Property Location</u>	<u>Land/Imp/Tot</u>	<u>Exemption</u>	<u>Assessed</u>	<u>Property Class</u>
<u>2025</u>	BUNKER HILL ROAD	3000	0	3000	1
		0			
		3000			
<u>2024</u>	BUNKER HILL ROAD	2800	0	2800	1
		0			
		2800			
<u>2023</u>	BUNKER HILL ROAD	2800	0	2800	1
		0			
		2800			
<u>2022</u>	BUNKER HILL ROAD	2800	0	2800	1
		0			
		2800			

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12/19/24, 11:58 AM

Property Detail

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 194.01	Prop Loc: BUNKER HILL ROAD	Owner: ALLISON VILLAGE HOMEOWNERS ASSOC	Square Ft: 0
Lot: 53	District: 1318 HAZLET	Street: PO BOX 5122	Year Built:
Qual:	Class: 1	City State: HAZLET, NJ 07730	Style:
<i>Additional Information</i>			
Prior Block: 194.1	Acct Num: 059972	Add Lots:	EPL Code: 0 0 0
Prior Lot: 53	Mtg Acct:	Land Desc: 140X520 IRR 1.671 AC	Statute:
Prior Qual:	Bank Code: 2	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 11/03/24	Tax Codes: F01	Class4Cd: 0	Desc:
Zone: R100	Map Page: 28	Acreage: 1.03	Taxes: 39.96 / 0.00

Sale Date: 10/24/79 **Book:** 4203 **Page:** 172 **Price:** 0 **NU#:** 0

Srl#	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2025</u>	BUNKER HILL ROAD	2000	0	2000	1
		0			
		2000			
<u>2024</u>	BUNKER HILL ROAD	1900	0	1900	1
		0			
		1900			
<u>2023</u>	BUNKER HILL ROAD	1900	0	1900	1
		0			
		1900			
<u>2022</u>	BUNKER HILL ROAD	1900	0	1900	1
		0			
		1900			

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Property Detail

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Block: 194.01	Prop Loc: UNION AVENUE	Owner: ALLISON VILLAGE HOMEOWNERS ASSOC	Square Ft: 0
Lot: 75	District: 1318 HAZLET	Street: PO BOX 5122	Year Built: 2000
Qual:	Class: 1	City State: HAZLET, NJ 07730	Style:

Additional Information

Prior Block: 194.1	Acct Num: 059840	Add Lots:	EPL Code: 0 0 0
Prior Lot: 75	Mtg Acct:	Land Desc: 205X440 IRR 2.35 AC	Statute:
Prior Qual:	Bank Code: 2	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 11/03/24	Tax Codes: F01	Class4Cd: 0	Desc:
Zone: R100	Map Page: 3001	Acreage: 2.35	Taxes: 90.43 / 0.00

Sale Date: 10/24/79 **Book:** 4203 **Page:** 172 **Price:** 0 **NU#:** 0

Serial	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2025</u>	UNION AVENUE	4600	0	4600	1
		0		4600	
<u>2024</u>	UNION AVENUE	4300	0	4300	1
		0		4300	
<u>2023</u>	UNION AVENUE	4300	0	4300	1
		0		4300	
<u>2022</u>	UNION AVENUE	4300	0	4300	1
		0		4300	

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Property Detail

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Block: 194.01	Prop Loc: UNION AVENUE	Owner: ALLISON VILLAGE HOMEOWNERS ASSOC	Square Ft: 0
Lot: 74	District: 1318 HAZLET	Street: PO BOX 5122	Year Built: 2004
Qual:	Class: 1	City State: HAZLET, NJ 07730	Style:
Additional Information			
Prior Block: 194.1	Acct Num: 059832	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 74	Mtg Acct:	Land Desc: 116X346 1.13 ACRE	Statute:
Prior Qual:	Bank Code: 2	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 11/03/24	Tax Codes: F01	Class4Cd: 0	Desc:
Zone: R100	Map Page: 3001	Acreage: 1.13	Taxes: 42.06 / 0.00

Sale Date: 10/24/79 Book: 4203 Page: 172 Price: 0 NU#: 0

Sl#	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2025</u>	UNION AVENUE	2200	0	2200	1
		0			
		2200			
<u>2024</u>	UNION AVENUE	2000	0	2000	1
		0			
		2000			
<u>2023</u>	UNION AVENUE	2000	0	2000	1
		0			
		2000			
<u>2022</u>	UNION AVENUE	2000	0	2000	1
		0			
		2000			

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12/19/24, 11:59 AM

Property Detail

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 194.03	Prop Loc: MOLLY PITCHER DRIVE	Owner: ALLISON VILLAGE HOMEOWNERS ASSOC	Square Ft: 0
Lot: 13	District: 1318 HAZLET	Street: PO BOX 5122	Year Built: 2004
Qual:	Class: 1	City State: HAZLET, NJ 07730	Style:
<i>Additional Information</i>			
Prior Block: 194.3	Acct Num: 061119	Add Lots:	EPL Code: 0 0 0
Prior Lot: 13	Mtg Acct:	Land Desc: 50X600 IRR .6887 AC	Statute:
Prior Qual:	Bank Code: 2	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 11/03/24	Tax Codes: F01	Class4Cd: 0	Desc:
Zone: R100	Map Page: 30	Acreage: 1.4	Taxes: 54.68 / 0.00

Sale Date: 10/24/79 **Book:** 4203 **Page:** 172 **Price:** 0 **NU#:** 0

<i>Srta</i>	<i>Date</i>	<i>Book</i>	<i>Page</i>	<i>Price</i>	<i>NU#</i>	<i>Ratio</i>	<i>Grantee</i>
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TAX-LIST-HISTORY

<u>Year</u>	<u>Property Location</u>	<u>Land/Imp/Tot</u>	<u>Exemption</u>	<u>Assessed</u>	<u>Property Class</u>
<u>2025</u>	MOLLY PITCHER DRIVE	2700	0	2700	1
		0			
		2700			
<u>2024</u>	MOLLY PITCHER DRIVE	2600	0	2600	1
		0			
		2600			
<u>2023</u>	MOLLY PITCHER DRIVE	2600	0	2600	1
		0			
		2600			
<u>2022</u>	MOLLY PITCHER DRIVE	2600	0	2600	1
		0			
		2600			

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Property Detail

[New Search](#) [Assessment Postcard](#) [Property Card](#)

Block: 194.03	Prop Loc: MOLLY PITCHER DRIVE	Owner: ALLISON VILLAGE HOMEOWNERS ASSOC	Square Ft: 0
Lot: 24	District: 1318 HAZLET	Street: PO BOX 5122	Year Built: 2000
Qual:	Class: 1	City State: HAZLET, NJ 07730	Style:
<i>Additional Information</i>			
Prior Block: 194.3	Acct Num: 061226	Add Lots:	EPL Code: 0 0 0
Prior Lot: 24	Mtg Acct:	Land Desc: 47X155 .1672 ACRE	Statute:
Prior Qual:	Bank Code: 2	Bldg Desc:	Initial: 000000 Further: 000000
Updated: 11/01/23	Tax Codes: F01	Class4Cd: 0	Desc:
Zone: R100	Map Page: 30	Acreage: 0.167	Taxes: 220.82 / 0.00

Sale Date: 10/24/79 **Book:** 4203 **Page:** 172 **Price:** 0 **NU#:** 0

Srta	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2025</u>	MOLLY PITCHER DRIVE	11000	0	11000	1
		0			
		11000			
<u>2024</u>	MOLLY PITCHER DRIVE	10500	0	10500	1
		0			
		10500			
<u>2023</u>	MOLLY PITCHER DRIVE	10500	0	10500	1
		0			
		10500			
<u>2022</u>	MOLLY PITCHER DRIVE	8700	0	8700	1
		0			
		8700			

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