



RAINONE  
COUGHLIN  
MINCHELLO  
ATTORNEYS AT LAW

Louis N. Rainone  
Craig J. Coughlin\*  
David L. Minchello  
Ronald H. Gordon  
Carol A. Berlen  
John F. Gillick  
Brian P. Trelease\*  
Claudia Marchese  
Matthew R. Tavares\*  
Sapana Shah\*Δ  
Michael R. Burns †  
Christopher D. Zingaro  
John P. Harrington  
Harlynn A. Lack\*

Thomas Schoendorf  
Frank J. Dyevoich\*  
Lonnie J. Hinton, Jr.,  
Aaron L. Rainone  
Michael M. Wuest\*  
Scott A. Aitken, Jr.  
Allan C. Zhang\*

\* Also admitted in New York  
Δ Also admitted in DC  
† Also admitted in Pennsylvania

CZingaro@NJRCMLAW.com

January 30, 2025

**Via eCourts and Regular Mail**

Clerk, Law Division  
Middlesex County Superior Court  
Middlesex County Courthouse  
56 Paterson Street  
New Brunswick, New Jersey 08901

**Re: In the Matter of the Application of the Township of Monroe  
Declaratory Judgment Filing Pursuant to Directive No. 14-24  
Our File No.: 428.57-0034**

Dear Sir or Madam:

Please be advised that this office represents Declaratory Plaintiff, Township of Monroe (the "Township") in connection with the above referenced matter. Enclosed, please find a copy of a Declaratory Judgment Action filed by the Township with the Affordable Housing Dispute Resolution Program in connection with the Township's affordable housing obligations for the Fourth Round. The within is filed pursuant to N.J.S.A. 52:27D-304.1, et seq. and Directive No. 14-24 of the Administrative Offices of the Courts.

555 U.S. Highway One South  
Suite 440  
Iselin, New Jersey 08830

Tel:(732)709-4182  
Fax(732) 791-1555  
[www.njrcmlaw.com](http://www.njrcmlaw.com)

RAINONE COUGHLIN MINCHELLO

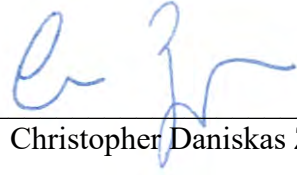
January 30, 2025

Page 2

Very truly yours,

**RAINONE COUGHLIN MINCHELLO, LLC**

By:



\_\_\_\_\_  
Christopher Daniskas Zingaro, Esq.

Encls.

cc: Department of Community Affairs, Division of Local Government Services,  
(via *Certified and Regular Mail*)  
Fair Share Housing Center, (via *Certified and Regular Mail*)

**Louis N. Rainone, Esq. – (ID#021791980)**  
**Christopher D. Zingaro, Esq. – (ID#264412018)**  
**RAINONE COUGHLIN MINCHELLO, LLC**  
555 U.S. Highway 1 South, Suite 440  
Iselin, New Jersey 08830  
Phone: 732-709-4182  
Fax: 732-791-1555  
*Attorneys for Declaratory Plaintiff,*  
*Township of Monroe*

IN THE MATTER OF THE APPLICATION  
OF THE TOWNSHIP OF MONROE,  
COUNTY OF MIDDLESEX, A Municipal  
Corporation of the State of New Jersey

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: \_\_\_\_\_

**CIVIL ACTION**

**COMPLAINT FOR DECLARATORY  
JUDGMENT PURSUANT TO N.J.S.A.  
52:27D-301, ET SEQ. AND AOC  
DIRECTIVE #14-24**

Declaratory Plaintiff, Township of Monroe, a municipal corporation and body politic organized under the laws of the State of New Jersey, with principal offices located at 1 Municipal Plaza, Monroe Township, NJ 08831, by way of this Declaratory Judgment Action (the “DJ Action”), alleges and says the following:

**BACKGROUND**

1. Declaratory Plaintiff, Township of Monroe (the “Township” or “Monroe”) is a body politic and corporate organized under the laws of the State of New Jersey.

2. On March 20, 2024, Governor Murphy signed into law Bill A4/S50 (P.L. 2024, c.2), which amends the New Jersey Fair Housing Act, P.L. 1985, c.222 (N.J.S.A. 52:27D-301, et seq.) (the “Amended FHA”).

3. Pursuant to the Amended FHA, municipalities are required to determine the Present Need obligation and Prospective Need obligation of their fair share of the regional need for affordable housing (“Fair Share Obligation”) during the 10-year period beginning on July 1, 2025 (the “Fourth Round”).

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

5. Pursuant to the Amended FHA, any challenge to a municipality’s determination must be initiated through the Affordable Housing Alternative Dispute Resolution Program (the “Program”), explain with particularity how the municipality’s calculation fails to comply with N.J.S.A. 52:27D-304.2 and 52:27D-304.3, and include the challenger’s own calculation of the municipality’s Fair Share Obligation in compliance with said sections.

6. On October 18, 2024, the New Jersey Department of Community Affairs (the “DCA”) published a report with an estimate of the fair share affordable housing obligations of all municipalities, which, pursuant to the Amended FHA, shall not be binding on a municipality when calculating a municipality’s respective Fair Share Obligation (the “DCA Report”).

7. On January 29, 2025, upon receipt of the recommendations and findings of Monroe’s professionals, the Township Council of the Township of Monroe adopted a duly authorized Resolution determining Monroe’s Fair Share Obligation for the Fourth Round, which

consists of a Present Need obligation of seventy-six (76) units and a Prospective Need obligation of three hundred and seventy-eight (378) units. A copy of said Resolution, along with the findings of the Monroe's professionals, is attached to this DJ Action as **Exhibit A**.

8. Pursuant to the Amended FHA and Directive No. 14-24 of the Administrative Offices of the Courts, Monroe has filed this DJ Action with the Program to: (a) secure the jurisdiction of the Program and the Court; (b) establish Monroe's presumptively valid calculation of its Present Need and Prospective Need obligations, as set forth in the duly adopted Resolution attached as **Exhibit A**; (c) obtain issuance of a "Compliance Certification" following Monroe's preparation and submission of a Housing Element and Fair Share Plan ("HEFSP"), which shall in part grant immunity to Monroe from all exclusionary zoning litigation, including builder's remedy lawsuits, for the Fourth Round, i.e. through June 30, 2035; (d) to the extent not automatically granted pursuant to the Amended FHA, confirm Monroe's continuing immunity from all exclusionary zoning litigation, including builder's remedy lawsuits, during the pendency of the process established by the Amended FHA for establishing a Fair Share Obligation, preparing a HEFSP, and securing a Compliance Certification; and (e) secure all other relief appropriate to ensure Monroe receives and obtains all protections afforded by the Amended FHA, including but not limited to all immunities and presumptions of validity necessary to satisfy Monroe's affordable housing obligations voluntarily without having to endure the expense and burden of unnecessary third party litigation.

**COUNT ONE**

**DECLARATORY RELIEF ESTABLISHING THE PRESENT AND PROSPECTIVE NEED OF THE TOWNSHIP OF MONROE PURSUANT TO N.J.S.A. 52:27D-304.1, ET SEQ.**

9. Monroe repeats and incorporates herein each and every allegation set forth in the previous paragraphs as if set forth herein in full.

10. Pursuant to N.J.S.A. 52:27D-304.1, et seq., Monroe, by way of this DJ Action, seeks the confirmation of the Program and the Court of its Present and Prospective affordable housing obligations set forth in the binding Resolution attached hereto and made a part hereof as **Exhibit A**.

11. Monroe reserves its right to revise its Fair Share Obligation in the event that a decision of a court of competent jurisdiction, or an action by the New Jersey Legislature, alters the Amended FHA or the meaning of the Amended FHA.

12. Monroe reserves its right to take a Vacant Land Adjustment or Durational Adjustment, which may result in a reduction to the Township's Fair Share Obligation.

**WHEREFORE**, Monroe seeks a declaratory judgment for the following relief:

A. Declaring that Monroe is properly within the jurisdiction of Program and the Court for the purpose of establishing its Fair Share Obligation.

B. Declaring, pursuant to N.J.S.A. 52:27D-304.1(f), that Monroe's affordable housing obligations for the Fourth Round consists of a Present Need obligation of seventy-six (76) units and a Prospective Need obligation of three hundred and seventy-eight (378) units.

C. Declaring that Monroe is entitled to immunity from all exclusionary zoning litigation, including builder's remedy lawsuits, during the pendency of the process established by

the Amended FHA for establishing a Fair Share Obligation, preparing a HEFSP, and securing a Compliance Certification.

- D. Such other relief that the Program and Court deems just and proper.

**COUNT TWO**

**DECLARATORY RELIEF APPROVING THE TOWNSHIP OF  
MONROE'S HOUSING ELEMENT AND FAIR SHARE PLAN  
PURSUANT TO N.J.S.A. 52:27D-304.1, ET SEQ.**

13. Monroe repeats and incorporates herein each and every allegation set forth in the previous paragraphs as if set forth herein in full.

14. In compliance with the Amended FHA, Monroe shall prepare a HEFSP demonstrating compliance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the Mount Laurel doctrine, which said HEFSP shall apply, as appropriate, any applicable adjustments, including but not limited to a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); and/or an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; an adjustment based upon any ruling in litigation involving affordable housing obligations; and any other applicable adjustments permitted in accordance with the Act and/or applicable regulations.

15. Upon the adoption of the HEFSP by the Planning Board of the Township of Monroe, Monroe shall file it with the Court and submit it to the Program.

16. After such filing, Monroe will seek approval of the HEFSP and issuance of the relief set forth below.

**WHEREFORE**, Monroe seeks a declaratory judgment for the following relief:

- A. Declaring the approval of Monroe's HEFSP.

B. Declaring that Monroe is constitutionally compliant and issuing a Compliance Certification, with the force and effect of a Judgment of Compliance and Repose, or such other protections as afforded to Monroe in complying the requirements of the Amended FHA, including but not limited to all immunities and presumption of validity, for the Fourth Round, i.e. the period beginning July 1, 2025 and ending June 30, 2035.

C. Declaring and issuing immunity to Monroe from all exclusionary zoning litigation, including builder's remedy lawsuits, for the Fourth Round, i.e. the period beginning July 1, 2025 and ending June 30, 2035.

D. For such other relief as the court deems just.

**DESIGNATION OF TRIAL COUNSEL**

Pursuant to R. 4:25-4, notice is hereby given that Louis N. Rainone, Esq. and Christopher D. Zingaro, Esq. are designated as trial counsel in the above captioned matter.

**RAINONE COUGHLIN MINCHELLO, LLC**  
*Attorneys for Declaratory Plaintiff,*  
*Township of Monroe*

Dated: January 30, 2025

By:  \_\_\_\_\_

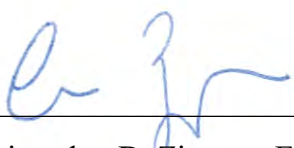
Christopher D. Zingaro, Esq.

**CERTIFICATION PURSUANT TO R. 4:5-1**

Pursuant to R. 4:5-1, I hereby certify that to the best of my knowledge: (1) the matter in controversy is not the subject of another action pending in this Superior Court; (2) no other action or arbitration proceeding is contemplated; and (3) no other necessary party to be joined in this litigation is presently known to counsel. Further, I hereby certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with R. 1:38-7(b).

**RAINONE COUGHLIN MINCHELLO, LLC**  
*Attorneys for Declaratory Plaintiff,*  
*Township of Monroe*

Dated: January 30, 2025

By:   
\_\_\_\_\_  
Christopher D. Zingaro, Esq.

**EXHIBIT A**  
**(Resolution)**

## MONROE TOWNSHIP, MIDDLESEX COUNTY

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

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

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

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

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

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

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

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

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

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

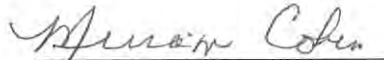
**WHEREAS**, the Amended FHA requires municipalities to satisfy various administrative and procedural requirements in connection with the adoption of a municipality's Fair Share Obligation, including but not limited to the publication of this Resolution to the Township's publicly accessible Internet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

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

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

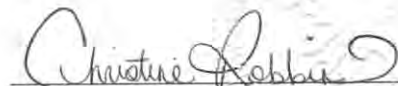
1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township of Monroe's Fair Share Obligation for the Fourth Round of affordable housing obligations consists of a Present Need obligation of 76 units and a Prospective Need obligation of three hundred seventy-eight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

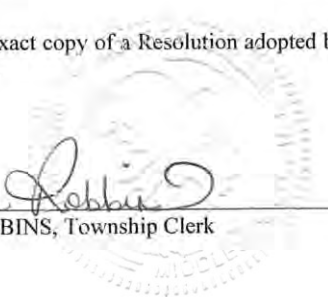
**SO RESOLVED**, as aforesaid.

  
\_\_\_\_\_  
MIRIAM COHEN, Council President

**CERTIFICATION**

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

  
\_\_\_\_\_  
CHRISTINE ROBBINS, Township Clerk



Block	Lot	Owner	Property right Fac	Weighted Acres	VacantAcres	Notes
1	36.02	1.1 Toh, Matthew Michael	1	1.926346865	1.926346865	
2	11.1	9 Bradford, Linda	3b	0.450355014	0.450355014	
3	28.15	28.15 Lopez, Jesus L.	3b	0.094142757	0.094142757	
3	28.15	28.15 Lopez, Jesus L.	3a	1.590373807	1.590373807	
3	28.15	28.15 Lopez, Jesus L.	3a	0.120193789	0.120193789	
3	30	30 B Sunov Farm Management Corp.	3b	0.069398095	0.069398095	
3	3	Federal Business Centers	3a	0.5314326	0.5314326	
3	3	Federal Business Centers	3b	0.859292251	0.859292251	
3	3	Federal Business Centers	3b	3.6393930792	3.6393930792	
3	3	Tip Top Bradford Inc	3b	0.800046604	0.800046604	
3	3	Bradford, Linda, Auth, George & Susan C/o Melgan	3b	9.385209	9.385209	
3	3	Hennessy, Realty LLC	1	4.152579892	4.152579892	removed Lot 12.01 (USM- Round 3 site) from calculation
5	20.01	Princeton South @ Lawrenceville LLC	1	1.611710119	1.611710119	
6		Haughland, Corey & Victoria, Lounor, LLC,	1			Lot 2.01 on target farm list, lots 3.05, 4.5, and 4.9 not in SSA.
6	3.05, 1.01, 2.01, 4.5, 4.6	Tseng, Yang Shien & Judy M.	3b	0.356472	0.356472	removed from calculation.
6	3.05, 1.01, 2.01, 4.5, 4.6	39 Bently LLC, Brookland Company	1	0.83952051	0.83952051	
6	3.05, 1.01, 2.01, 4.5, 4.6	6.04 Intravento John J.	1	2.914289429	2.914289429	
13		3.1 Longo, Chad A. & Maryann	3b	4.40942537	4.40942537	
15		Nativity of Our Lord Parish, Applegarth Estates LLC	3b	5.120592	5.120592	removed lot 9.06, house of worship use
15	9.06 + 10.03	Skiba, Stanley L, Jr., Skiba, Joseph & Laurie H, S, 3b	1 + 3b	4.690064	4.690064	removed lots 1 and 2 not in SSA
15	25.2, 1, 26.01, 26.02	5 Matynuk, Robert S. & Beverly J.	3b	1.015474722	1.015474722	
18		7 94 Union Valley Road LLC	3b	0.161881998	0.161881998	
18	14.02, 14.07	MCL LLC, Bailey's Farm, LLC,	1, 3b	0.545226	0.545226	14.07 on target list for farmland preservation. Revised acreage of lot 14.02 only
18		2.01 Esposito, August A, Jr.	3b	4.294112926	4.294112926	
18	7 + 8.05	94 Union Valley Road LLC + Vaughan, Vijay D	3b, 1	3.781784368	3.781784368	
25		12 Wipostane Company (e)	4a	0.112577351	0.112577351	
26		18 VMRB, LLC	1	2.371684624	2.371684624	
27/06		28	1	3.373120274	3.373120274	
28		10.16 Makiewicz, Edward & Jean	3b	9.689308999	9.689308999	
32		4.7 J.E. ET'SCH HOME FARM, LLC.	3b	5.203698095	5.203698095	
33		6.01	3b	4.666213278	4.666213278	
33		6.05 5 elm Ridge Development LLC	3b	0.887272316	0.887272316	
33		10.02 Rasmussen Niels III	3b	0.633744937	0.633744937	
33		10.02 Rasmussen Niels III	3b	0.466082327	0.466082327	
33		10.02 Rasmussen Niels III	3b	0.203094572	0.203094572	
33		10.02 Rasmussen Niels III	3b	0.092038093	0.092038093	
33	1.15, 3.04	Carlisen, Craig A. + Unchro, Henry & Mary	3b	36.38694945	36.38694945	
33	6.01 + 5	Carlisen, Craig A. + Unchro, Henry & Mary	3b	0.136619255	0.136619255	
33	6.01 + 5	Carlisen, Craig A. + Unchro, Henry & Mary	3b	2.160829818	2.160829818	
35		15.01 Headquarter Hills, LLC	3b	0.135365457	0.135365457	
35		15.07 Headquarter Hills, LLC	3b	0.726013117	0.726013117	
35		15.07 Headquarter Hills, LLC	3b	0.133744415	0.133744415	
36		17.3 ZYGADLO, MIROSLAW & IZABELA	3b	0.334852424	0.334852424	
36		17.3 ZYGADLO, MIROSLAW & IZABELA	3b	0.701835381	0.701835381	
36		24 DIBENEDDETTO, MADDALEIN & PASQUALE	3b	2.026379857	2.026379857	
36		24 DIBENEDDETTO, MADDALEIN & PASQUALE	3b	0.919671161	0.919671161	
39		2.3 PERFECT PROPERTIES, LLC	3b	0.062230804	0.062230804	
39		2.3 PERFECT PROPERTIES, LLC	3b	3.026502946	3.026502946	
39		7.01 JOAQUIM M. FERNANDES, LLC.	1	0.136189187	0.136189187	
42		7.2 TRAN, JENNY	1	3.881958909	3.881958909	
42		9 DEWAN, JOSEPH A. & MARY C.	1	0.057404486	0.057404486	
48.11	20.21	DEWAM, ALAN & KATHLEEN	1	0.087729125	0.087729125	
48.12	35 & 36	11.2 INTRAVAYTOLA, JEFFREY S. & LISA	1	0.114808473	0.114808473	
48.4			1	1.049055398	1.049055398	

49	12.03, 14	15 FARINHAS, CARLOS	3b, 1	1	0.154616075	0.154616075	
49	15, 10, 14	HOMETECH HOMES, LLC, NAPIERSKI, BARBARA	1,	1	4.87755468	4.87755468	
50		FARINHAS, CARLOS, NAPIERSKI, BARBARA	3B	1	0.1548974	0.1548974	removed area not in sewer service area
50		232 MANCUSO, TOMMASO & NADIA R.	3B	1	0.893705097	0.893705097	
50		232 MANCUSO, TOMMASO & NADIA R.	3B	1	0.530053308	0.530053308	
50		232 MANCUSO, TOMMASO & NADIA R.	3B	1	0.241148088	0.241148088	
50		3.2 HLUCHY, JOYCE - TRUST	3B	1	0.214286893	0.214286893	
50		3.2 HLUCHY, JOYCE - TRUST	3B	1	0.27108914	0.27108914	
50		4 FANELLO, CHRISTOPHER	3B	1	0.647438047	0.647438047	
50		9.6 KOPPEL, LESLIE	3B	1	1.884654284	1.884654284	
50		9.6 KOPPEL, LESLIE	3B	1	0.074203551	0.074203551	
50	2.16, 2.17	2.14 DOUGLAS, WILLIAM & ANNA	3B	1	3.482003668	3.482003668	
50	3.02, 2.32	2.4 PERROTH, DONNA & GARY	3B	1	0.14739227	0.14739227	
50	3.2, 4	8.2 MAAVIDA, LLC	3B	1	12.31130207	12.31130207	
51		12.4 HYE, LINDA M.	3B	1	1.28870875	1.28870875	
53		12.4 HYE, LINDA M.	3B	1	3.982542827	3.982542827	
53		12.4 HYE, LINDA M.	3B	1	9.637862047	9.637862047	
53		14.9 PAIVA, JOAO L. & MARIE L.	3B	1	0.342034515	0.342034515	
53		14.9 PAIVA, JOAO L. & MARIE L.	3B	1	1.846444277	1.846444277	
53		14.5 PAIVA, JOAO L. & MARIE L.	3B	1	0.792338414	0.792338414	
53		21.5 GREEK'S CORP.	3B	1	3.017630739	3.017630739	
53		27 POLICK, JARED	3B	1	18.78720045	18.78720045	ALSO 53/21.5-AND 53/6.5
55, 1	7, 8 & 10	26.28 434 GRACE HILL ROAD, LLC.	3B	1	9.094938893	9.094938893	
62		1.6 SKRZYNIARZ, KRYSZTOF	3B	1	0.169221672	0.169221672	
62	3.2, 3.3	33.5 FRANKENBERG, HARRY & DAISY	3B	1	5.138166058	5.138166058	
62		33.5 FRANKENBERG, HARRY & DAISY	3B	1	0.370077784	0.370077784	
62		33 CHIARELLA, GIROLAMO	3B	1	1.851423939	1.851423939	
68	44.07 & 44.04	11 EDWARDS, NATALIE K.	3B	1	6.335621412	6.335621412	
75		DIPIERRO, ANTHONY & LOUISE & KATHLEEN	3B	1	1.2084271929	1.2084271929	
75	6.4, 6.5	2.1 STANISLAWCZYK, ERIK & NICOLE	3B	1	2.462548442	2.462548442	
76		11.7 PERGER, IMPRE & JACQUELINE	3B	1	0.202807912	0.202807912	
76		15.48 PATEL, KRUPALI	3B	1	0.90008775	0.90008775	
77		22.3 JABLONSKY, ROBERT R.	3B	1	0.43677211	0.43677211	
77		6 Perez, Ruth & Gier Angel	3B	1	0.688241439	0.688241439	
79		19 ORION II MOURDE BA LOGISTICS CENTER	3B	1	0.274826578	0.274826578	
82	15	12.04 SMITH, MICHAEL	3B	1	0.057409423	0.057409423	
83		13.1 HOME TECH HOMES, LLC	3B	1	1.898891356	1.898891356	
83.2		26 EMILIO DEVELOPMENT, INC.	3B	1	0.398456603	0.398456603	
106	2, 3	6 EMILIO DEVELOPMENT, INC.	3B	1	0.279305256	0.279305256	
106	46	27 FERRARO, FAM TRUST & FERRARO, M TRUST	3B	1	0.459228568	0.459228568	
106	47	31 SPICUZZA, C. C/O MARIA ELFERT	3B	1	0.225709306	0.225709306	
106	48 & 7	1.1 HOLMES, JAMES AND LINDA	3B	1	0.903596336	0.903596336	
108	6	9 MORRILLE, MICHAEL J.	3B	1	0.057404065	0.057404065	
108	6	9 MORRILLE, MICHAEL J.	3B	1	0.057404189	0.057404189	
108	6	23 JAKUBOWSKI, RONALD & ANNE	3B	1	1.549902694	1.549902694	
107		29 ALV, JASER	3B	1	0.717978278	0.717978278	
107		30 MADAFFERI, VINCENT & GIUSEPPINA	3B	1	0.136710189	0.136710189	
108	14	21 SUDOL, ZYGUNT T. & ANNA S	3B	1	2.840314484	2.840314484	
108	1	29 CHABALA, MICHELE & LEGATO, ANGELA	3B	1	0.207168909	0.207168909	
109	13	VARIETY OF USERS	3B	1	5.054892827	5.054892827	
109	13	19 ONDAYKO, PAUL G. & FRANCES	3B	1	0.409275454	0.409275454	
109	13		3B	1	0.538976043	0.538976043	
109	13		3B	1	0.506544765	0.506544765	
109	13		3B	1	1.370571	1.370571	
109	14		3B	1	0.361325826	0.361325826	lot 1 has been removed from area calculation





13	83 & 82 02	Stanford Developers, LLC, Monroe Township	2- + 15c	1	0.427930982	0.427930982 SFD, deed restricted
13	9.05	Sheba, Ayres	3b	1	0.150268329	0.150268329 Preserved
14	10.04	Byrne, David R & Diane Lois	3b	1	4.58307234	4.58307234 On target list for farmland preservation
15	3.1	Logio, Chad A & Marjane	3b	1	1.82246843	1.82246843 not in sewer service area
15	8	Sheba, Jason M	3b	1	1.89220464	1.89220464 On target list for farmland preservation
15	9.05 + 10.03	Nativity of Our Lord Parish, Appleton Estates LLC	1- 3b	1	10.5750414	10.5750414 partially included; removed lot 9.05; house of worship on developable sheet
15.21	1.3, 3.04	Monroe Township	15c- + 15f	1	15.6910723	15.6910723 deed restricted
15.25	2, 1.28, 0.7, 28.02	Sheba, Stanley, Jr., Sheba, Joseph & Laurie H Sheba, Kevin M & L, 3b	15c	1	6.92186849	6.92186849 partially included; removed lots 1 and 2 from calculation on developable sheet; Not in SSA
16	9.05 + 3.04	5 Marquise, Robert S & Beverly J	15c	1	5.906913488	5.906913488 deed restricted
18	6.09	1 Soden, Robert & David	15c	1	0.16432766	0.16432766 not in sewer service area
18	7.84	609 Monroe Township	15c	1	2.059135212	2.059135212 ROSI
18	14.02, 14.07	27.02 Garbani, Benjamin & Kenneth	1- 3b, 2	1	0.181881998	0.181881998 included
18	18	2.01 Esposito, August A, Jr., LLC	1- 3b, 1	1	6.056989787	6.056989787 14.07 on target list for farmland preservation; Revised acreage of 14.02 only on revised sheet
18	18.7 + 8.05	94 Union Valley Road LLC - Vaughan, Willy D	15c	1	4.284112926	4.284112926 included
20	1.01	1.01 NJ DEP	3b	1	3.781784368	3.781784368 included
20	3.02	3.02 Delaware, Lewish, Ch Monroe	3b, 1	1	0.22021949	0.22021949 preserved
20	3.02	3.02 Delaware, Lewish, Ch Monroe	3b, 1	1	0.22021949	0.22021949 preserved
20	3.02	3.02 Delaware, Lewish, Ch Monroe	3b, 1	1	1.93853393	1.93853393 not in sewer service area
25	12	12 Waplelake Company (B)	4a	1	2.029051425	2.029051425 not in sewer service area
25	19.04	19.04 Popo Farm Market Real Estate, LLC	3b	1	0.112577351	0.112577351 included
25	20.01	20.01 Renaissance @ Century Crossing HOA	15f	1	0.13874885	0.13874885 very small silver identified; Not developable
25	20.01	20.01 Renaissance @ Century Crossing HOA	15f	1	0.21146494	0.21146494 not in sewer service area
25	28.01	28.01 The Orchards at Monroe HOA, Inc	15f	1	0.18972664	0.18972664 HOA property - deed restricted
25	28.01	28.01 The Orchards at Monroe HOA, Inc	15f	1	10.23177641	10.23177641 HOA property - deed restricted
25	28.01	28.01 The Orchards at Monroe HOA, Inc	15f	1	3.131193238	3.131193238 HOA property - deed restricted
25	28.01	28.01 The Orchards at Monroe HOA, Inc	15f	2	0.263132861	0.263132861 HOA property - deed restricted
25	28.01	28.01 The Orchards at Monroe HOA, Inc	15f	1	0.26287429	0.26287429 HOA property - deed restricted
25	28.01	28.01 The Orchards at Monroe HOA, Inc	15f	1	0.169844602	0.169844602 HOA property - deed restricted
25	25 11.01, 8.01, 10.26, 0.1	25 11.01, 8.01, 10.26, 0.1 Courts, Lewis, Yvonne, Adrienne, The Orchards at Monroe HOA, Inc	15f, 15f, 15f	1	0.071246434	0.071246434 HOA property - deed restricted
25	12.01	12.01 Monroe Township Utility Department	3b, 1, 15f	1	0.078131015	0.078131015 not in sewer service area
25	12.01	12.01 Monroe Township Utility Department	15c	1	0.348656608	0.348656608 utility dept
25	12.01	12.01 Monroe Township Utility Department	15c	1	0.449556608	0.449556608 utility dept
25	12.01	12.01 Monroe Township Utility Department	15c	1	0.177359738	0.177359738 utility dept
25	12.01	12.01 Monroe Township Utility Department	15c	1	0.065870341	0.065870341 utility dept
25	12.01	12.01 Monroe Township Utility Department	15c	1	0.068142501	0.068142501 utility dept
25	18	18 VMSB, LLC	1	1	2.182239311	2.182239311 not in sewer service area
25	28	28	1	1	3.379120274	3.379120274 included
27.26	27.26 17.01, 17.02	27.26 17.01, 17.02 manure wa, CHABAD LUBAVITCH JEWISH CENTER	1, 15c	1	3.061486787	3.061486787 park, religious center
28	1	1 NJ DEPT @ ENVIRONMENTAL PROTECTION	3b	1	0.164658209	0.164658209 preserved
28	3.02	3.02	3b	1	2.308720173	2.308720173 On target list for farmland preservation
28	10.16	10.16 Maliniewicz, Edward & Jean	3b	1	9.888308988	9.888308988 included
28	12	12 NJ DEP	15c	1	0.190354211	0.190354211 preserved
28	12	12 NJ DEP	15c	1	0.093356644	0.093356644 preserved
28	12	12 NJ DEP	15c	1	0.201688528	0.201688528 preserved
28	12	12 NJ DEP	15c	1	0.251846011	0.251846011 preserved
28	12	12 NJ DEP	15c	1	0.088112478	0.088112478 On target list for farmland preservation
30	1.01	1.01 Middlesex County C/O Treasurer	15c	1	0.634654444	0.634654444 County Owned
30	3.02	3.02 Middlesex County	15c	1	0.169025442	0.169025442 County Owned
30	7.53	7.53 Sumner Acres C/O Nick Pengue	1	1	3.248101546	3.248101546 not in sewer service area
30	10.91	10.91 Sumner Acres C/O Nick Pengue	1	1	0.248101546	0.248101546 not in sewer service area
30	10.11	30 10.11 middlesex county, Elish Al Shauer Farm	15c, 3b	1	0.082973963	0.082973963 In farmland preservation plan for target farm and preserved
30	11, 12, 10.01	Erich Al Shauer Farm, LLC, Middlesex County	15c, 3b	1	23.32959597	23.32959597 In farmland preservation plan for target farm and preserved
30	11, 14, 15.02	Monroe Township	15c	1	0.298544982	0.298544982 deed restricted; 14 not in SSA
32	4.07	4.07 Miller, Matthew & Vanessa	3b, 2	1	0.203148711	0.203148711 not in sewer service area
32	4.7	4.7 J.E. ETSCH HOME FARM, LLC	3b	1	5.203688095	5.203688095 included
32	32	32 TOWNSHIP OF MONROE	15f	1	0.181178297	0.181178297 deed restricted
32	2.03	2.03 SMENTKOWSKI, RICHARD AND JAMES	3b	1	1.706885552	1.706885552 not in sewer service area
33	5	5 UCHINO, HENRY & MARY	3b	1	2.195869514	2.195869514 On target list for farmland preservation
33	6.01	6.01 6th Ridge-Development LLC	3b	1	0.887272316	0.887272316 included
33	10.02	10.02 Rasmussen Neils III	3b	1	0.633774937	0.633774937 included
33	10.02	10.02 Rasmussen Neils III	3b	1	0.448023237	0.448023237 included
33	10.02	10.02 Rasmussen Neils III	3b	1	0.203094572	0.203094572 included
33	3.6	3.6 Rasmussen Neils III	3b	1	36.3869464	36.3869464 included
33	3.3, 3.14, 3.04	10.02 Rasmussen Neils III	3b	1	0.136519255	0.136519255 included
33	33.6, 0.1 + 5	Carlson, Chig, A - Urdic, Henry & Mary	3b	1	2.16929818	2.16929818 included
34	6	6 Goddoli, Richard	1	1	0.10954644	0.10954644 existing home on property
34	4.07	4.07 ETSCH 522 FARM, LLC	3b	1	9.13342307	9.13342307 On target list for farmland preservation
35	15.07	15.07 Headquarter Hills, LLC	3b	1	0.133934447	0.133934447 included
35	15.07	15.07 Headquarter Hills, LLC	3b	1	0.728013117	0.728013117 included
35	15.07	15.07 Headquarter Hills, LLC	3b	1	0.133744415	0.133744415 included

Monroe NJDCA Site Spreadsheet 1/21



Parcel ID	Owner	Area	Code	Value	Description
49 10, 17.01, 11	NAPERSKI, BARBARA, CALEO, RAMON & LETICIA, R.R.	1.3b	1	8,261,271,683	8,261,271,683 outside sewer service area
49 12.03, 14	HOME TECH HOMES, LLC, NAPERSKI, BARBARA	3b, 1	1	4,871,252,468	4,871,252,468 included
49 15, 10, 14	FARMERS, CARLOS, NAPERSKI, BARBARA	1b	1	0,831,075,097	0,831,075,097 included
50	2,32 MANCUSO, TOMMASO & MADIA, R	3b	1	0,530,003,009	0,530,003,009 included
50	2,32 MANCUSO, TOMMASO & MADIA, R	3b	1	0,241,148,088	0,241,148,088 included
50	3,2 LUCHY, JOYCE - TRUST	3b	1	0,271,089,114	0,271,089,114 included
50	3,2 LUCHY, JOYCE - TRUST	3b	1	0,274,888,632	0,274,888,632 included
50	3,2 LUCHY, JOYCE - TRUST	3b	1	0,274,888,632	0,274,888,632 included
50	9,8 KOPPEL, LESLIE	3b	1	1,846,454,244	1,846,454,244 included
50	9,8 KOPPEL, LESLIE	3b	1	0,074,203,451	0,074,203,451 included
50	9,8 KOPPEL, LESLIE	3b	1	3,442,003,668	3,442,003,668 included
50 2,16, 2,17		3b	1	0,141,392,227	0,141,392,227 included
50 3,02, 2,32		3b	1	1,287,007,5	1,287,007,5 included
50 3,2, 4		3b	1	0,305,809,445	0,305,809,445 included
52	2,4 DOUGLAS, WILLIAM A, ANNA	15c	1	0,059,808,355	0,059,808,355 COUNTY PARK LAND
52	2,4 THE COUNTY OF MIDDLESEX	15c	1	0,059,808,355	0,059,808,355 COUNTY PARK LAND
52	2,4 THE COUNTY OF MIDDLESEX	15c	1	1,188,661,155	1,188,661,155 road
52	2,4 THE COUNTY OF MIDDLESEX	15c	1	0,182,812,007	0,182,812,007 YESHVA
52	2,4 THE COUNTY OF MIDDLESEX	15c	1	1,747,973,224	1,747,973,224 Nursing Home
52	2,4 THE COUNTY OF MIDDLESEX	15c	1	1,194,932,222	1,194,932,222 Nursing Home
52	4,27 PARKER AT MONROE, INC.	15f	1	1,426,501,014	1,426,501,014 DEVELOPED WITH SFD
52	4,8 431 SCHOOLHOUSE, LLC	15f	2	0,426,991,128	0,426,991,128 DEVELOPED WITH SFD
52	4,8 431 SCHOOLHOUSE, LLC	15f	1	0,426,991,128	0,426,991,128 DEVELOPED WITH SFD
52	10 TOWNSHIP OF MONROE	15f	1	0,528,866,511	0,528,866,511 dead restricted
52	10 TOWNSHIP OF MONROE	15f	1	0,214,606,263	0,214,606,263 dead restricted
52	11 TOWNSHIP OF MONROE	15f	1	0,077,597,117	0,077,597,117 dead restricted
52	12,7 THE COUNTY OF MIDDLESEX	15c	1	0,353,222,786	0,353,222,786 COUNTY PARK LAND
52 4,27, 4,22, 10	1 MONROE TOWNSHIP	15c	1	5,480,076,388	5,480,076,388 dead restricted
53	2,4 PERROTH, DONNA & GARY	15c	1	3,924,426,27	3,924,426,27 included
53	6,2 MAVIDA, LLC	3b	1	9,637,626,247	9,637,626,247 included
53	12,4 HYE, LINDA M.	1	1	1,203,848,277	1,203,848,277 included
53	12,4 HYE, LINDA M.	1	1	0,324,021,515	0,324,021,515 included
53	14,5 PANK, JONDI & MARIE L	1	1	4,444,420,277	4,444,420,277 included
53	16	1	1	0,792,338,414	0,792,338,414 included
53	21,5 GREEK'S CORP.	15c	1	0,2187,139,91	0,2187,139,91 preserved farm
53	24 MAI AT MONROE, ISM	3b	1	3,017,630,739	3,017,630,739 included
53	24 MAI AT MONROE, ISM	3b	1	14,954,427,83	14,954,427,83 prior road project
53	24 MAI AT MONROE, ISM	3b	1	3,484,427,83	3,484,427,83 prior road project
53	24 MAI AT MONROE, ISM	3b	1	18,782,200,46	18,782,200,46 NOT IN SEWER SERVICE
54	5,1 GASH, JOB JR.	3b	1	11,732,980,03	11,732,980,03 NOT IN SEWER SERVICE
54	10,4 INDIK, EUGENE & KAREN	3b	1	9,744,649,06	9,744,649,06 County target list farmland preservation
55 1, 7, 8 & 10	16,1 TOWNSHIP OF MONROE	15c	1	9,094,838,893	9,094,838,893 included
56	21,15	15c	2	0,210,971,156	0,210,971,156 ALSO 60718 AND 602115
60	28,4 BARNES, WARREN, BRUCE & J, TRUSTEES	3b	1	0,159,786,679	0,159,786,679 ALSO 60718 AND 602115 Preserved
60	28,4 BARNES, WARREN, BRUCE & J, TRUSTEES	3b	1	40,893,442,8	40,893,442,8 ALSO 60718 AND 602115 Preserved
60	28,4 BARNES, WARREN, BRUCE & J, TRUSTEES	3b	1	0,004,734,305	0,004,734,305 ALSO 60718 AND 602115 Preserved
61	3 CM INVESTMENT GROUPS, LLC	1	1	0,057,581,531	0,057,581,531 indicated, not in sewer service area
61	3 CM INVESTMENT GROUPS, LLC	1	1	5,989,248,466	5,989,248,466 dead restricted
62	7,1 TOWNSHIP OF MONROE	15c	1	0,097,011,379	0,097,011,379 dead restricted
62	18,09 GVF CONSTRUCTION LLC	15c	1	1,395,907,873	1,395,907,873 BASIN LOT IN PART OF SUBDIVISION
62	26,28 434 GRACE HILL ROAD, LLC	1	1	0,124,282,789	0,124,282,789 included
62 2, 2, 3, 3	1,6 SHERYNARZ, KRISTOF	3b	1	0,169,216,72	0,169,216,72 included
62 6	2 N J NAT GAS CO PURCHASING DEPT.	1	1	0,497,548,19	0,497,548,19 OWNED BY n natural gas
62 6	3,3 FRANKENBERG, HARRY & DAISY	1	1	0,370,077,84	0,370,077,84 included
63	1,1 NEW JERSEY TYPE AUTHORITY	15c	1	9,159,941,177	9,159,941,177 TURNPIKE ROW
63	1,1 NEW JERSEY TYPE AUTHORITY	15c	1	9,159,941,177	9,159,941,177 TURNPIKE ROW
63	1,1 NEW JERSEY TYPE AUTHORITY	15c	1	0,214,114,24	0,214,114,24 utility dept
66	3,3 CHIARELLA, GIROLAMO	15c	1	1,651,423,939	1,651,423,939 included
68	4,3 1 N J NATURAL GAS CO PURCHASING DEPT	1	1	0,255,546,689	0,255,546,689 OWNED BY n natural gas
68	4,3 2 N J NATURAL GAS CO PURCHASING DEPT	1	1	0,159,791,026	0,159,791,026 OWNED BY n natural gas
68	4,3 3 N J NATURAL GAS CO PURCHASING DEPT	1	1	0,255,546,689	0,255,546,689 indicated utility
68	4,3 4 N J NATURAL GAS CO PURCHASING DEPT	1	1	0,159,791,026	0,159,791,026 indicated utility
68	4,3 5 N J NATURAL GAS CO PURCHASING DEPT	1	1	0,159,791,026	0,159,791,026 indicated utility
68	4,3 6 N J NATURAL GAS CO PURCHASING DEPT	1	1	0,159,791,026	0,159,791,026 indicated utility
68 44, 44, 4, 7	4,4,4 DIPERRO, VERMINE L	3b	1	0,416,444,334	0,416,444,334 not in sewer service area
68 44, 44, 4, 7	5,8 RIDZOWSKI PROPERTIES, LLC	3b	1	6,335,621,412	6,335,621,412 included
75	5,8 RIDZOWSKI PROPERTIES, LLC	3b	1	0,271,852,665	0,271,852,665 not in sewer service area
75	8,9 RIDZOWSKI PROPERTIES, LLC	1	1	1,032,329,283	1,032,329,283 POWERLINES
75	11 EDWARDS, NATALIE K	2	1	1,560,071,184	1,560,071,184 SED
75	11 EDWARDS, NATALIE K	2	1	1,560,071,184	1,560,071,184 SED
75 6, 4, 5, 5	DIPERRO, ANTHONY & LOUISE, KATHLEEN	1	1	2,462,544,442	2,462,544,442 included
76	2,05 JENSEN, PETER & DONNA & JENNY C.	3b	1	0,139,599,135	0,139,599,135 On target list for farmland preservation
76	2,05 JENSEN, PETER & DONNA & JENNY C.	3b	1	0,889,130,228	0,889,130,228 On target list for farmland preservation
76	2,05 JENSEN, PETER & DONNA & JENNY C.	3b	1	0,202,807,912	0,202,807,912 included
76	2,05 STANIBAKOVICH, ERIK X, MONIE	1	1	5,286,592,927	5,286,592,927 not in SSA
76	7,8 DIPERRO, CHARLES & BETH	3b	1	0,150,061,93	0,150,061,93 not in SSA
76	7,8 DIPERRO, CHARLES & BETH	3b	1	0,150,061,93	0,150,061,93 not in SSA

Monroe NJDCA Sales Spreadsheet 1-21

76	11.7 PERREN, IMPRE & JACQUELINE	1	0.90000775	0.90000775	included
76	13.26 ROYAL REALTY, LLC (STE 200X)	1	0.963070888	0.963070888	included
76	13.26 ROYAL REALTY, LLC (STE 200X)	1	0.941106966	0.941106966	0.941106966 BASIN LOT ASSOCIATED WITH DEVELOPMENT
76	21.4 SOWD PRIME COMPANY	1	0.133132181	0.133132181	not in sewer service area
76	21.4 SOWD PRIME COMPANY, LLC	1	0.133132181	0.133132181	not in sewer service area
76	VARIOUS OWNERS	1	3.240644306	3.240644306	wetlands and approved filed subdivision
76.1	VARIOUS OWNERS	1	2.878119332	2.878119332	not in sewer service area
77	2.03	1	1.11323852	1.11323852	open space
77	2.47 Township of Monroe	1	2.51883105	2.51883105	conservation
77	3.60 Township of Monroe	1	4.44755546	4.44755546	open space
77	3.7 SINGH, BAKESH	1	0.116383443	0.116383443	SFD
77	8.2 SEVA MONROE, LLC	2	8.263795619	8.263795619	On Target List for Farmland Preservation
77	7 MONROE TOWNSHIP	1	27.14105939	27.14105939	dead restricted
77	8 MONROE TOWNSHIP	1	0.96859768	0.96859768	dead restricted
77	10.6 MONROE TOWNSHIP	1	0.268762171	0.268762171	dead restricted
77	10.6 MONROE TOWNSHIP	1	0.182707305	0.182707305	dead restricted
77	11.4 TOWNSHIP OF MONROE	1	13.87279804	13.87279804	preserved farm
77	13.48 PATEL, KRUPALI	1	0.848782111	0.848782111	included
77	15.49 TOWNSHIP OF MONROE	1	7.402904067	7.402904067	not in sewer service area
77	15.49 TOWNSHIP OF MONROE	1	0.271306272	0.271306272	municipal use
77	15.49 TOWNSHIP OF MONROE	1	0.205362354	0.205362354	MUNICIPAL USE
77	21 JUVENILE JUSTICE COMM W/KEITH POULOU	1	40.48848311	40.48848311	Statenhouse Commission has approved transfer to DEP for Green Acres
77	21 JUVENILE JUSTICE COMM W/KEITH POULOU	1	0.324396182	0.324396182	Statenhouse Commission has approved transfer to DEP for Green Acres
77	22.3 JABLONSKI, ROBERT R	1	0.888241439	0.888241439	included
77	3.16 Township of Monroe	1	0.178534344	0.178534344	dead restricted
77.01	3.16 Township of Monroe	1	5.22204674	5.22204674	OPEN SPACE
77.05	12 MONROE TOWNSHIP	1	0.160466249	0.160466249	OPEN SPACE
77.1	12 MONROE TOWNSHIP	1	0.274262678	0.274262678	included
79	6 MUNIZ, JESUS CHINO	1	0.287867871	0.287867871	LOCKED PARCEL
81	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	1	0.300602331	0.300602331	not in sewer service area
81	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	1	0.328393509	0.328393509	not in sewer service area
81	15.4 COSTA, MARK	1	0.081654257	0.081654257	not in sewer service area
81	SANTORA, ANGELA & CORSO, SHIRLEE	1	0.500138034	0.500138034	not in sewer service area
81.151 & 15.2	4.01 ORION IN MONROE BA LOGISTICS CTR	1	28.28249894	28.28249894	warehouse under construction
82	17 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405972	0.057405972	electric co
82.12	3 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405972	0.057405972	electric co
82.12 & 8.7	18 ORION IN MONROE BA LOGISTICS CENTER	1	0.057405972	0.057405972	not in sewer service area
82.15	41 ORION IN MONROE BA LOGISTICS CENTER	1	0.057405972	0.057405972	not in sewer service area
83	12.04 SMITH, MICHAEL	3B	3.621653789	3.621653789	not in sewer service area
83	12.04 SMITH, MICHAEL	3B	0.588913385	0.588913385	included
83	J.C.P. & L. - FE SERVICE TAX DEPT.	3B	0.286095446	0.286095446	not in sewer service area
83.04 11, 8, 12	VARIOUS OWNERS	1	0.139211692	0.139211692	electric co
83.06 6, 7, 9	13 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.23174828	0.23174828	not in sewer service area
83.10 VARIOUS	18 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405214	0.057405214	not in sewer service area
83.12	19 COUNTY OF MIDDLESEX	1	0.057405214	0.057405214	not in sewer service area
83.12	38 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405317	0.057405317	electric co
83.12	41 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405317	0.057405317	electric co
83.12	41 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057405317	0.057405317	electric co
83.2	13.1 HOMETECH HOMES, LLC	1	0.388438603	0.388438603	included
83.2	40 NAPFA, GRACE	1	0.057404498	0.057404498	not in sewer service area
83.3	7 SMITH, W CO S, P SMITH, D TTL	1	0.057405341	0.057405341	not in sewer service area
83.3	8 DEMARCO, DAVID L.	1	0.057405162	0.057405162	not in sewer service area
83.6	3 HONDO, RONALD, SUSAN, M.	1	0.057405084	0.057405084	not in sewer service area
83.7	1 NJ NATURAL GAS CO, PURCHASING DEPT	1	0.057405066	0.057405066	not in sewer service area
83.8	1 DEMARCO, DAVID L.	1	0.057404736	0.057404736	not in sewer service area
83.8	13 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057404807	0.057404807	electric co
83.8	13 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057404781	0.057404781	electric co
83.8 17, 40	43 J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.057404781	0.057404781	electric co
83.8 17, 40	J.C.P. & L. - FE SERVICE TAX DEPT.	1	0.172213834	0.172213834	electric co
83.8 19, 20, 37	11 VALDERRAMA, M CO KEN BRAD TTL	1	0.528540339	0.528540339	not in sewer service area
84	19 CASTELLANOS, EDWIN	1	0.057307024	0.057307024	not in sewer service area
84	8 ST. JAMES CATHOLIC CHURCH	1	0.360334478	0.360334478	CHURCH
88 3, 4, 5	1 ROUTE ANTHONY	1	0.272651	0.272651	not in sewer service area
91	2 ROUTE ANTHONY J	1	0.089017835	0.089017835	not in sewer service area
91	303 TOWNSHIP OF MONROE	1	0.278982981	0.278982981	not in sewer service area
96	1 Wizard Enterprise Ltd N/Ltd T/I	15C	0.086988803	0.086988803	DETENTION BASIN
96	1 Wizard Enterprise Ltd N/Ltd T/I	15C	0.314953004	0.314953004	transmissions lines
96	1 Wizard Enterprise Ltd N/Ltd T/I	1	0.099131605	0.099131605	transmissions lines

Monroe NJDCS Sites Spreadsheet 1-21

103	9 Tira, Donald E. & Alma Marie	3B	1	1	3 094263088	3 094263088	not in sewer service area
103	11 Nl Natural Gas Co Purchasing Dept	15D	1	1	0 06119695448	0 06119695448	utility
106 2, 3	50 MINISTERIO INTERNACIONAL LA SENDA	15C	1	1	0 269198679	0 269198679	associated with church assessed in Jamesburg
106 2, 3	not owned by person withly dept	15C	1	1	0 340202505	0 340202505	utility property
106 12	11 BORO OF JAMESBURG	15C	1	1	0 246895431	0 246895431	DPW
106 15 13 20 21	various owners	15C	1	1	1 37707982	1 37707982	not in sewer service area
106 16	6 EMILIO DEVELOPMENT INC	15C	1	1	0 05718719	0 05718719	not in sewer service area
106 17	1 MONROE TOWNSHIP UTILITY DEPARTMENT	15C	1	1	0 05714023	0 05714023	sewer disposal
106 18	14 OLD FORGE PROPERTIES, LLC	15C	1	1	0 05740433	0 05740433	approved development
106 3	16 ALMEIDA, RUI & ROSE	15C	1	1	0 05740403	0 05740403	not in sewer service area
106 3	18 SPICUZZO, C. CO MARIA ELEFERT	15C	1	1	0 05740441	0 05740441	not in sewer service area
106 3	20 OLD FORGE PROPERTIES, LLC	15C	1	1	0 05740401	0 05740401	approved development
106 3 22 23 24	ALMEIDA, RUI & ROSE PURCHASING DEPT	15C	1	1	0 05740402	0 05740402	not in sewer service area
106 4 & 9	6 J.C.P. & L. - FE SERVICE TAX DEPT	15C	1	1	0 832020865	0 832020865	UTILITY PROPERTY
106 4	2 J.C.P. & L. - FE SERVICE TAX DEPT	15C	1	1	0 459230152	0 459230152	UTILITY PROPERTY
106 46	1 J.C.P. & L. - FE SERVICE TAX DEPT	15C	1	1	0 22951508	0 22951508	electric co
106 46	14 MONROE TOWNSHIP	15C	1	1	0 398585354	0 398585354	deed restricted
106 46	26 EMILIO DEVELOPMENT INC	15C	1	1	0 459228566	0 459228566	not in sewer service area
106 46	31 J.C.P. & L. - FE SERVICE TAX DEPT	15C	1	1	0 439474992	0 439474992	UTILITY PROPERTY
106 47	1 J.C.P. & L. - FE SERVICE TAX DEPT	15C	1	1	0 229116539	0 229116539	utility co
106 47	6 EMILIO DEVELOPMENT INC/GOVY	15C	1	1	0 022910926	0 022910926	included
106 48	33 01 POCKET PARK DEVELOPMENT INC	15C	1	1	0 011038645	0 011038645	not in sewer service area
106 48	32 J.C.P. & L. - FE SERVICE TAX DEPT	15C	1	1	0 803656336	0 803656336	included
106 48 6, 7	11 OLD FORGE PROPERTIES, LLC	15C	1	1	0 231972546	0 231972546	approved development
106 50	21 OLD FORGE PROPERTIES, LLC	15C	1	1	0 459238011	0 459238011	approved development
106 51	8 OLD FORGE PROPERTIES, LLC	15C	1	1	0 34572486	0 34572486	approved development
106 51	21.3 Ocean Coast Realty LLC	15C	1	1	0 06742367	0 06742367	included
106 52	27 FERRARO J.F.A.M.TRUST/FERRARO M.TRUST	15C	1	1	0 057404065	0 057404065	included
106 52	31 SPICUZZA, C. CO MARIA ELEFERT	15C	1	1	0 057404180	0 057404180	included
106 51	11 HOLMES, JAMES AND LINDA	15F	1	1	1 849206834	1 849206834	not in sewer service area
106 52 23	TOWNSHIP OF MONROE	15F	1	1	0 10463917	0 10463917	deed restricted
106 7 16 26 38	TOWNSHIP OF MONROE	15F	1	1	0 102842646	0 102842646	deed restricted
106 7 41 42	1 01 CHANDWANI, ASHISH & BHAVNA	15F	2	1	1 34254405	1 34254405	SFD
106 81	31 Township of Monroe	15F	1	1	0 394427789	0 394427789	deed restricted
106 89	1 03 MONROE TOWNSHIP UTILITY DEPARTMENT	15C	1	1	0 832029642	0 832029642	not in sewer service area
106 91	1 03 MONROE TOWNSHIP UTILITY DEPARTMENT	15C	1	1	0 240591473	0 240591473	municipal use
106 91	47 01 Township of Monroe	15C	1	1	0 472721948	0 472721948	deed restricted
106 94	2 Township of Monroe	15C	1	1	0 717978278	0 717978278	included
107	9 MORRIS, MICHAEL J	15C	1	1	2 46011448	2 46011448	included
107	28 MORRIS, MICHAEL D & ANNE	15C	1	1	0 419897921	0 419897921	UTILITY
107	27 N1 NATURAL GAS CO PURCHASING DEPT	15C	1	1	0 207168909	0 207168909	included
107 24 2 25	28 ALY, JASER	15C	1	1	0 505492627	0 505492627	included
108 14	30 MADOFFER, VINCENT & GIUSEPPINA	15C	1	1	0 059225434	0 059225434	retention pond
108 14	1 Township of Monroe	15C	1	1	0 24493663	0 24493663	Muni use
109 3	1 01 Township of Monroe	15C	1	1	3 232363445	3 232363445	MUNICIPAL USE
109 10	1 11 TOWNSHIP OF MONROE	15C	1	1	0 539376043	0 539376043	included
109 13	21 SUDOL, ZYGUNINT, T. & ANNA S	15C/1	1	1	0 508544785	0 508544785	included with lot 1 (deed restricted) removed on revised plat
109 13	28 CHABALA, MICHELLE A LEGATO ANGELA	15C/1	1	1	0 35152526	0 35152526	included
109 13 2, 3, 31	19 ONDINO, PAUL G & FRANCES	15C	1	1	0 448078286	0 448078286	Retention pond
109 15	1 11 Township of Monroe	15C	1	1	0 844455071	0 844455071	parcel is landlocked
109 16	3 Aly, Jaser	15C	1	1	0 381713416	0 381713416	OPEN SPACE
109 2	6 TOWNSHIP OF MONROE	15C	1	1	0 455202229	0 455202229	OPEN SPACE ASSOCIATED WITH SUBDIVISION
109 2	20 TULLI, KIMBERLY & GERRA, KELVIN	15C	1	1	4 133987007	4 133987007	MUNICIPAL USE
109 2 11, 12, 16	7 72 TOWNSHIP OF MONROE	15C	1	1	13 82085998	13 82085998	MUNICIPAL USE
109 21	14 02 NADKARJAN, SIVAKUMAR & SIVAKUMAR V	15C	1	1	0 046242861	0 046242861	included
109 21 16 21 17 3	RHACEK, HOWARD & JOHN	15C	1	1	0 764238335	0 764238335	included 17.3 is municipal use for barn. Revised on final sheet to only include 16.2
109 23	18 DRALVO, DONALD & JOHNN CASSANO	15C	1	1	0 449436337	0 449436337	included
109 23	23 PEREJONIK, MELBOY J, LORI N, & TOWNSHIP OF MONROE 15F	15C	1	1	0 278154073	0 278154073	disabled veteran/ deed restricted
109 10 1 4 & 15	1 LONGO, CATHERINE	15C	1	1	0 172639806	0 172639806	SMALL SILVER ON FRONT OF PROPERTY not developable
147 12	1 Yamini, Indoo & Lori Amirakidze m	15C	1	1	0 153027472	0 153027472	included
148 54	66 TOWNSHIP OF MONROE	15C	1	1	0 47842288	0 47842288	deed restricted
147 14	53 01 MITCHELL, ROBERT G	15C	1	1	0 326281528	0 326281528	not in sewer service area
148	30 KASHI CONSULTING COMPANY	15C	1	1	0 388406536	0 388406536	not in sewer service area
148	30 KASHI CONSULTING COMPANY	15C	1	1	5 13281615	5 13281615	included
148	38 CHANDRAN, DHEEPA RAJU & RAU R.	15C	1	1	3 427408459	3 427408459	included
148	36 1 MONROE TOWNSHIP	15C	1	1	0 193459393	0 193459393	residential
148 4	36 Township of Monroe & Homestead Homes, Llc	15C	1	1	0 47174932	0 47174932	handicap
148 4	36 Township of Monroe & Homestead Homes, Llc	15C	1	1	0 289251608	0 289251608	deed restricted & SRH has been built on this site
148 54	29 1 FEITERPA, ISABEL	15C	1	1	0 828325078	0 828325078	included
148 54	66 Township of Monroe	15C	1	1	31 81930838	31 81930838	deed restricted

Monroe NJDCA Sites Spreadsheet 1-21

148.54	66 Township Of Monroe	15C	1	3.631779853	3.631779853	deed restricted
148.54	66 Township Of Monroe	15C	1	0.90710259	0.90710259	deed restricted
148.54	66 Township Of Monroe	15C	1	0.361078238	0.361078238	deed restricted
148.54	66 Township Of Monroe	15C	1	0.23151291	0.23151291	deed restricted
148.54	66 Township Of Monroe	15C	1	0.0772508	0.0772508	deed restricted
148.6	27 Republic Services	15C	1	0.310824202	0.310824202	landfill
159	24 CATALANO, JENNIFER & MADON GREGG	15C	1	0.07779933	0.07779933	included
159	5.9 Township Of Monroe	15C	1	0.14428561	0.14428561	included
159	7 PUSITEL CONSTRUCTION, INC	15C	1	0.135653377	0.135653377	included and under construction
189.19	58 Sayreville Borough	15C	1	0.218240935	0.218240935	owned by Sayreville Borough for Municipal Use
189.19	58 Sayreville Borough	15C	1	0.212467435	0.212467435	owned by Sayreville Borough for Municipal Use
189.19	58 Sayreville Borough	15C	1	0.089100837	0.089100837	owned by Sayreville Borough for Municipal Use
189.22	2.6 SPARADIA REALTY, LLC	15C	1	0.187269314	0.187269314	MUNICIPAL DRAIN USE
189.22	8 Sayreville Borough	15C	1	0.068130665	0.068130665	owned by Sayreville Borough for Municipal Use
189.22	8 Sayreville Borough	15C	1	0.166271068	0.166271068	owned by Sayreville Borough for Municipal Use
189.22	8 Sayreville Borough	15C	1	0.218847522	0.218847522	deed restricted
189.22	8 Sayreville Borough	15C	1	2.31187995	2.31187995	owned by Sayreville Borough for Municipal Use
189.22	8 Sayreville Borough	15C	1	0.302531122	0.302531122	TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.77859544	0.77859544	TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.11011436	0.11011436	TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.04055509	0.04055509	TURNPIKE ROW
202	3 Monroe Township	15C	1	0.0124265	0.0124265	deed restricted
1						
				<b>Total Acres:</b>	<b>1358.07743</b>	

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1952-2004)  
 PETER R. AVAKIAN, P.E., P.L.S., P.P.  
 MEHRYAR SHAFAI, P.E., P.P.  
 GREGORY S. BLASH, P.E., P.P.  
 LOUIS J. LOBOSCO, P.E., P.P.  
 GERALD J. FREDA, P.E., P.P.  
 WILLIAM D. PECK, P.E., P.P.  
 RICHARD PICATAGI, L.L.A., P.P.  
 JENNIFER C. BEAHM, P.P., AICP

To: Mayor and Council

From: Jennifer Beahm, P.P., AICP

Date: January 22, 2025



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

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

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

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

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

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

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

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

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

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

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

6. Determine the municipal obligation. The three factors (nonresidential value, income, and land capacity) are averaged and then applied to the regional need to determine how the need shall be allocated to each municipality.
-

As indicated below in the Methodology Summary table, the reduction in the developable acres for the LCF leads to a Fourth Round prospective need number of 378 not 751.

**Monroe Fourth Round Obligation  
Methodology Summary**

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



# Civil Case Information Statement

## Case Details: MIDDLESEX | Civil Part Docket# L-000638-25

**Case Caption:** IN THE MATTER OF MONROE TWP  
**Case Initiation Date:** 01/30/2025  
**Attorney Name:** CHRISTOPHER D ZINGARO  
**Firm Name:** RAINONE COUGHLIN MINCHELLO, LLC  
**Address:** 555 US HIGHWAY ONE SOUTH STE 440  
ISELIN NJ 08830  
**Phone:** 7327094182  
**Name of Party:** PLAINTIFF : Township of Monroe  
**Name of Defendant's Primary Insurance Company**  
(if known): None

**Case Type:** AFFORDABLE HOUSING  
**Document Type:** Complaint  
**Jury Demand:** NONE  
**Is this a professional malpractice case?** NO  
**Related cases pending:** NO  
**If yes, list docket numbers:**  
**Do you anticipate adding any parties (arising out of same transaction or occurrence)?** NO  
**Does this case involve claims related to COVID-19?** NO  
**Are sexual abuse claims alleged by:** Township of Monroe? NO

### THE INFORMATION PROVIDED ON THIS FORM CANNOT BE INTRODUCED INTO EVIDENCE

CASE CHARACTERISTICS FOR PURPOSES OF DETERMINING IF CASE IS APPROPRIATE FOR MEDIATION

**Do parties have a current, past, or recurrent relationship?** NO

**If yes, is that relationship:**

**Does the statute governing this case provide for payment of fees by the losing party?** NO

**Use this space to alert the court to any special case characteristics that may warrant individual management or accelerated disposition:**

**Do you or your client need any disability accommodations?** NO

**If yes, please identify the requested accommodation:**

**Will an interpreter be needed?** NO

**If yes, for what language:**

**Please check off each applicable category:** Putative Class Action? NO Title 59? NO Consumer Fraud? NO Medical Debt Claim? NO

I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with *Rule* 1:38-7(b)

01/30/2025  
Dated

/s/ CHRISTOPHER D ZINGARO  
Signed

