

MONROE TOWNSHIP, MIDDLESEX COUNTY

RESOLUTION NO.: R-1-2025-047

RESOLUTION OF THE MONROE TOWNSHIP COUNCIL
ADOPTING ITS PRESENT NEED AND PROSPECTIVE NEED
FOR THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS

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

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

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

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

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

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

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

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

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

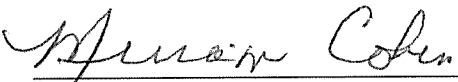
WHEREAS, the Amended FHA requires municipalities to satisfy various administrative and procedural requirements in connection with the adoption of a municipality’s Fair Share Obligation, including but not limited to the publication of this Resolution to the Township’s publicly accessible Internet website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

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

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

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

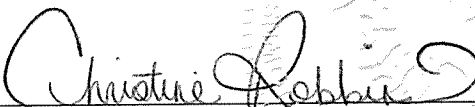
SO RESOLVED, as aforesaid.



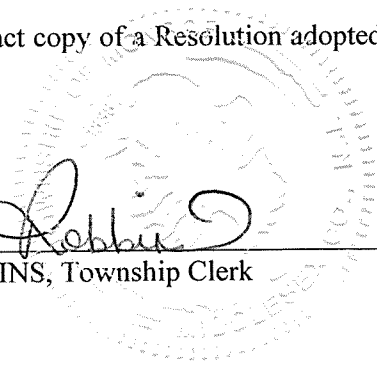
MIRIAM COHEN, Council President

CERTIFICATION

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



CHRISTINE ROBBINS, Township Clerk



| Block | Lot | Owner | Property | Right | Fac | Weighted Acres | Vacant Acres | Notes |
|-------|-------|--|----------|-------|-----|----------------|--------------|---|
| | 1 | 36.02 | | | | 1.926345865 | 1.926345865 | |
| | 2 | 11.1 Toth, Matthew Michael | 3b | 1 | 1 | 0.450355014 | 0.450355014 | |
| | 3 | Bradford, Linda | 3b | 1 | 1 | 0.094142757 | 0.094142757 | |
| | 3 | 28.15 Lopez, Jesus L. | 3b | 1 | 1 | 1.590373807 | 1.590373807 | |
| | 3 | 28.15 Lopez, Jesus L. | 3a | 1 | 1 | 0.120193789 | 0.120193789 | |
| | 3 | 28.15 Lopez, Jesus L. | 3b | 1 | 1 | 0.069398095 | 0.069398095 | |
| | 3 | 30 B Sunny Farm Management Corp. | 3a | 1 | 1 | 0.5314326 | 0.5314326 | |
| | 3 | Federal Business Centers | 3b | 1 | 1 | 0.859292251 | 0.859292251 | |
| | 3 | Federal Business Centers | 3b | 1 | 1 | 3.639930792 | 3.639930792 | |
| | 3 | Tip Top Bradford Inc | 3b | 1 | 1 | 0.800046604 | 0.800046604 | |
| | 3 | Bradford, Linda, Auth,george & Susan C/o Melgaer | 3b | 1 | 1 | 9.385209 | 9.385209 | removed Lot 12.01 (JSM- Round 3 site) from calculation |
| | 5 | 1.01 Hennessy Realty LLC | 1 | 1 | 1 | 4.152579892 | 4.152579892 | |
| | 6 | 20.01 Princeton South @ Lawrenceville LLC | 1 | 1 | 1 | 1.611710119 | 1.611710119 | |
| | 6 | Haughland, Corey & Victoria, Loumor, LLC. | 1 | 1 | 1 | 0.356472 | 0.356472 | Lot 2.01 on target farm list, lots 3.05, 45, and 46 not in SSA. |
| | 6 | Teeng, Yang Shein & Judy M. | 3b | 1 | 1 | 0.83952051 | 0.83952051 | removed from calculation. |
| | 6 | 39 Bently LLC, Brookland Company | 1, 3b | 1 | 1 | 2.914289429 | 2.914289429 | |
| | 6 | 6.04 Intravartolo John J. | 1 | 1 | 1 | 4.40942537 | 4.40942537 | |
| | 13 | 3.1 Longo, Chad A. & Maryann | 3b | 1 | 1 | 5.120592 | 5.120592 | removed lot 9.06, house of worship use |
| | 15 | Nativity of Our Lord Parish , Applegarth Estates LLC | 1 + 3b | 1 | 1 | 4.690064 | 4.690064 | removed lots 1 and 2 not in SSA |
| | 15 | 9.06 + 10.03 | 1 + 3b | 1 | 1 | 1.015474722 | 1.015474722 | |
| | 15 | 25.2, 1, 26.01, 26.02 | 3b | 1 | 1 | 0.161881998 | 0.161881998 | |
| | 16 | 5 Martyruk, Robert S. & Beverly J. | 3b | 1 | 1 | 0.545226 | 0.545226 | 14.07 on target list for farmland preservation. Revised |
| | 18 | 7 94 Union Valley Road LLC | 3b | 1 | 1 | 4.294112926 | 4.294112926 | acreage of lot 14.02 only |
| | 18 | 14.02, 14.07 | 1, 3b | 1 | 1 | 3.781784368 | 3.781784368 | |
| | 18 | MCJ, LLC, Bailey's Farm, LLC. | 3b | 1 | 1 | 0.112577351 | 0.112577351 | |
| | 18 | 2.01 Esposito, August A. Jr. | 3b, 1 | 1 | 1 | 2.371684824 | 2.371684824 | |
| | 18 | 7 + 8.05 | 4a | 1 | 1 | 3.373120274 | 3.373120274 | |
| | 25 | 12 Wipstaitte Company (ie) | 1 | 1 | 1 | 9.689308999 | 9.689308999 | |
| | 26 | 16 VMRB, LLC | 1 | 1 | 1 | 5.203698095 | 5.203698095 | |
| | 27 | 28 | 1 | 1 | 1 | 4.666213278 | 4.666213278 | |
| | 28 | 10.16 Malkiewicz, Edward & Jean | 3b | 1 | 1 | 0.887272316 | 0.887272316 | |
| | 32 | 4.7 J.E. ETSCH HOME FARM, LLC. | 3b | 1 | 1 | 0.633744937 | 0.633744937 | |
| | 33 | 6.05 6 elm Ridge Development LLC | 3b | 1 | 1 | 0.486082327 | 0.486082327 | |
| | 33 | 10.02 Rasmussen Niels III | 3b | 1 | 1 | 0.203094572 | 0.203094572 | |
| | 33 | 10.02 Rasmussen Niels III | 3b | 1 | 1 | 0.092038083 | 0.092038083 | |
| | 33 | 10.02 Rasmussen Niels III | 3b | 1 | 1 | 36.38694945 | 36.38694945 | |
| | 33 | 1.15, 3.04 | 3b | 1 | 1 | 0.136619255 | 0.136619255 | |
| | 33 | 33 6.01 + 5 | 3b | 1 | 1 | 2.160829818 | 2.160829818 | |
| | 33 | 33 6.01 + 5 | 3b | 1 | 1 | 0.135365457 | 0.135365457 | |
| | 35 | 15.01 Headquarter Hills, LLC | 3b | 1 | 1 | 0.726013117 | 0.726013117 | |
| | 35 | 15.07 Headquarter Hills, LLC | 3b | 1 | 1 | 0.133744415 | 0.133744415 | |
| | 35 | 17.3 ZYGADLO, MIROSLAW & IZABELA | 3b | 1 | 1 | 0.334852424 | 0.334852424 | |
| | 36 | 17.3 ZYGADLO, MIROSLAW & IZABELA | 3b | 1 | 1 | 0.701835381 | 0.701835381 | |
| | 36 | 24 DIBENEDETTO, MADDALIN & PASQUALE | 3B | 1 | 1 | 2.026379857 | 2.026379857 | |
| | 36 | 24 DIBENEDETTO, MADDALIN & PASQUALE | 3B | 1 | 1 | 0.919671161 | 0.919671161 | |
| | 36 | 2.5 PERFECT PROPERTIES, LLC. | 3B | 1 | 1 | 0.062230804 | 0.062230804 | |
| | 39 | 2.5 PERFECT PROPERTIES, LLC. | 3b | 1 | 1 | 3.026502948 | 3.026502948 | |
| | 39 | 7.01 JOAQUIM M. FERNANDES, LLC. | 1 | 1 | 1 | 0.136189187 | 0.136189187 | |
| | 42 | 7.2 TRAN, JENNY | 1 | 1 | 1 | 3.881958909 | 3.881958909 | |
| | 48.11 | 9 DEWMAN, JOSEPH A. & MARY C. | 1 | 1 | 1 | 0.057404486 | 0.057404486 | |
| | 48.11 | DEWMAN, ALAN & KATHLEEN | 1 | 1 | 1 | 0.087729125 | 0.087729125 | |
| | 48.12 | 11.2 INTRAVAITOLA, JEFFREY S. & LISA | 1 | 1 | 1 | 0.114808473 | 0.114808473 | |
| | 48.4 | | 1 | 1 | 1 | 1.049055398 | 1.049055398 | |

| | | | | | | |
|--------|------------|---|----|---|--------------------|-------------|
| 109.2 | | 20 TULL, KIMBERLY & GUERRA, KELVIN | 1 | 1 | 0.460283228 | 0.460283228 |
| 109.21 | | 14.02 NADARAJAH, SIVAKUMAR & SIVAKUMAR, V | 1 | 1 | 0.460243861 | 0.460243861 |
| 109.21 | 16.2, 17.3 | RHAGEK, HOWARD & JOHN | 1 | 1 | 0.294542 | 0.294542 |
| 109.23 | | 18 DISALVO, DONALD & JOANN CASSANO | 1 | 1 | 0.446948337 | 0.446948337 |
| 109.24 | | 23 MALONEY, MARGARET C/O MALONEY | 1 | 1 | 0.42284337 | 0.42284337 |
| 147.12 | | 1 Yamani,kaddour & Lori Ann&radice,lm | 1 | 1 | 0.153027472 | 0.153027472 |
| 147.14 | | 53.01 MITCHELL, ROBERT G | 1 | 1 | 0.322387396 | 0.322387396 |
| 148 | | 30 KASHI CONSULTING COMPANY | 3b | 1 | 3.427408459 | 3.427408459 |
| 148 | | 30 KASHI CONSULTING COMPANY | 3b | 1 | 5.132481615 | 5.132481615 |
| 148.54 | | 29.1 FERTEIRA, ISABEL | 1 | 1 | 0.828325076 | 0.828325076 |
| 148.6 | | 27 Republic Services | 1 | 1 | 0.310824202 | 0.310824202 |
| 155 | | 24 CATALANO,JENNIFER & MADDEN GREGG | 1 | 1 | 0.077779933 | 0.077779933 |
| | | Total Developable Acres: | | | 259.6265746 | |

17.3 is municipal basin. Revised to only include area of 16.2

| | | | | | | | |
|-------|------------------|--|-------|-------|--------------|--------------|--|
| 35 | 31.09 | MALHOTRA SATPAL&BNDRA,JASPREET | 2 | 1 | 0.23102728 | 0.23102728 | SFD |
| 35 | 31.10 | KAUR, KIRANDEEP | 2 | 1 | 1.81479636 | 1.81479636 | SFD |
| 35 | 31.7 | BHAITI, ZULFIQAR A & ISLAM, HUMA | 2 | 1 | 0.290670563 | 0.290670563 | SFD |
| 35 | 31.9 | MALHOTRA SATPAL&BNDRA,JASPREET | 2 | 1 | 0.265792708 | 0.265792708 | SFD |
| 35 | 31.9 | MALHOTRA,SATPAL&BNDRA,JASPREET | 2 | 1 | 0.059070665 | 0.059070665 | SFD |
| 35 | 31.7 & 31.8 | REGENCY AT MONROE HOMEOWNERS ASSOC | 2 | 1 | 1.478025122 | 1.478025122 | SFD |
| 35.1 | 246 | REGENCY AT MONROE HOMEOWNERS ASSOC | 15F | 1 | 0.273851818 | 0.273851818 | OPEN SPACE ASSOCIATED W/ DEVELOPMENT |
| 35.1 | 250 | TOLL N/1 LP | 1 | 1 | 0.079727004 | 0.079727004 | CONSERVATION EASEMENT |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.182978221 | 0.182978221 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.173379432 | 0.173379432 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.457973514 | 0.457973514 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.363738192 | 0.363738192 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.282477722 | 0.282477722 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.169157381 | 0.169157381 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.063472495 | 0.063472495 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 5.661726355 | 5.661726355 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 1.589688566 | 1.589688566 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.092790598 | 0.092790598 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.066253949 | 0.066253949 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.201154846 | 0.201154846 | already developed as housing |
| 36 | 3.01 | Knov-Villages @Country View, LLC | 3b | 1 | 0.07946355 | 0.07946355 | already developed as housing |
| 36 | 3.05 | Knov-Villages @Country View, LLC | 2 | 1 | 0.272897035 | 0.272897035 | already developed as housing |
| 36 | 6 | Knov-Villages @Country View, LLC | 2 | 1 | 0.087301738 | 0.087301738 | already developed as housing |
| 36 | 6 | Knov-Villages @Country View, LLC | 2 | 1 | 0.061114089 | 0.061114089 | already developed as housing |
| 36 | 10 | SOBECHKO STEPHEN J. | 1 | 1 | 5.344971473 | 5.344971473 | not in sewer service area |
| 36 | 10 | SOBECHKO STEPHEN J. | 1 | 1 | 0.146386658 | 0.146386658 | not in sewer service area |
| 36 | 13 | SWALES FAMILY, LLC | 3b | 1 | 13.04170405 | 13.04170405 | partial SSA |
| 36 | 13 | ENGLISH TOWN GAME FARM, INC. | 3b | 1 | 3.352963034 | 3.352963034 | partial SSA |
| 36 | 13 | ENGLISH TOWN GAME FARM, INC. | 3b | 1 | 0.337499182 | 0.337499182 | partial SSA |
| 36 | 13 | ENGLISH TOWN GAME FARM, INC. | 3b | 1 | 0.119160382 | 0.119160382 | partial SSA |
| 36 | 13 | ENGLISH TOWN GAME FARM, INC. | 3b | 1 | 0.068923387 | 0.068923387 | partial SSA |
| 36 | 13 | ENGLISH TOWN GAME FARM, INC. | 3b | 1 | 0.073732306 | 0.073732306 | partial SSA |
| 36 | 13 | ENGLISH TOWN GAME FARM, INC. | 3b | 1 | 0.070079779 | 0.070079779 | partial SSA |
| 36 | 14 | SWALES FAMILY, LLC | 3b | 1 | 16.15386433 | 16.15386433 | On target list for farmland preservation |
| 36 | 14 | SWALES FAMILY, LLC | 3b | 1 | 8.000869228 | 8.000869228 | On target list for farmland preservation |
| 36 | 14 | SWALES FAMILY, LLC | 3b | 1 | 1.935834739 | 1.935834739 | On target list for farmland preservation |
| 36 | 14 | SWALES FAMILY, LLC | 3b | 1 | 0.128395041 | 0.128395041 | On target list for farmland preservation |
| 36 | 14 | SWALES FAMILY, LLC | 3b | 1 | 0.115833568 | 0.115833568 | On target list for farmland preservation |
| 36 | 15 | SWALES FAMILY, LLC | 3b | 1 | 0.080829118 | 0.080829118 | On target list for farmland preservation |
| 36 | 16.1 | ENGLISH TOWN GAME FARM, INC. | 3b | 1 | 4.113729405 | 4.113729405 | partial SSA |
| 36 | 17.3 | ZYGADLO, MIROSLAW & IZABELA | 3b | 1 | 0.701835381 | 0.701835381 | included |
| 36 | 17.3 | ZYGADLO, MIROSLAW & IZABELA | 3b | 1 | 0.334852424 | 0.334852424 | included |
| 36 | 24 | DIENEDETTO, MADDALIN & PASQUALE | 3b | 1 | 2.026379857 | 2.026379857 | included |
| 36 | 24 | DIENEDETTO, MADDALIN & PASQUALE | 3b | 1 | 0.919671161 | 0.919671161 | included |
| 36 | 10, 5, 4, 3, 01 | Knov-Villages @Country View, LLC, J C P & L - FE Service Tax | 1 | 1 | 5.381262721 | 5.381262721 | Round 3 Site |
| 36 | 12.9, 13 | English Town Game Farm, Inc/ Swales Family LLC | 2, 3B | 1 | 5.260776137 | 5.260776137 | 12.9 is developed with SFD, 13 is not in SSA |
| 36 | 13/14 | English Town Game Farm, Inc/ Swales Family LLC | 3B | 1 | 1.21960131 | 1.21960131 | partial SSA |
| 36 | 13/15 | Knov-Villages @Country View, LLC + | 3B | 1 | 27.3857118 | 27.3857118 | partial SSA |
| 36 | 3 + 6 | Knov-Villages @Country View, LLC + | 2, 1 | 1 | 0.1556186 | 0.1556186 | developed |
| 36 | 3.01 + 3.06 | Knov-Villages @Country View, LLC, K. Hovannah A Villages Count | 1 | 1 | 0.196059978 | 0.196059978 | developed |
| 36 | 3.05, 3.01 | Knov-Villages @Country View, LLC, .. | 2 | 1 | 0.065000476 | 0.065000476 | developed |
| 36 | 3+6 | Knov-Villages @Country View, LLC, .. | 2, 1 | 1 | 1.113149917 | 1.113149917 | developed |
| 36.2 | 1 | MATCHAPONIX ASS C/O J GARRIGAN | 1 | 1 | 1.56986935 | 1.56986935 | restricted common space |
| 36.2 | 1 | MATCHAPONIX ASS C/O J GARRIGAN | 1 | 1 | 0.193534079 | 0.193534079 | restricted common space |
| 36.2 | 1 | MATCHAPONIX ASS C/O J GARRIGAN | 1 | 1 | 5.37649809 | 5.37649809 | restricted common space |
| 36.2 | 1 | MATCHAPONIX ASS C/O J GARRIGAN | 1 | 1 | 0.69439619 | 0.69439619 | not in sewer service area |
| 37 | 2.5 | JABLONKA ARON & DOROTHY | 3b | 1 | 0.062230804 | 0.062230804 | included |
| 39 | 2.5 | PERFECT PROPERTIES, LLC | 3b | 1 | 3.026502948 | 3.026502948 | included |
| 39 | 2.5 | PERFECT PROPERTIES, LLC | 3b | 1 | 0.136189187 | 0.136189187 | included |
| 39 | 7.01 | JOAQUIM M. FERNANDES, LLC | 15F | 1 | 0.182198401 | 0.182198401 | deer restricted |
| 39 | 10 | TOWNSHIP OF MONROE | 1 | 1 | 10.29748172 | 10.29748172 | under development |
| 41 | 9.7 | APLEGARTH REAL ESTATES, LLC | 1 | 1 | 0.362593949 | 0.362593949 | under development |
| 41 | 9.7 | APLEGARTH REAL ESTATES, LLC | 1 | 1 | 0.063587795 | 0.063587795 | synagogue |
| 41 | 10.04, 41, 10.03 | CHABAD HOUSE OF MONROE | 15d | 1, 4A | 0.262794049 | 0.262794049 | under development |
| 42 | 7.2 | TRIAN, JENNY | 1 | 1 | 3.881958909 | 3.881958909 | included |
| 42 | 9 | DEWAN, JOSEPH A. & MARY C | 1 | 1 | 0.057404466 | 0.057404466 | included |
| 48.11 | 48.11, 20.21 | DEWAN, ALAN & KATHEEN | 1 | 1 | 0.087729125 | 0.087729125 | included |
| 48.11 | 48.12, 35 & 36 | DEWAN, ALAN & KATHEEN | 1 | 1 | 0.114808473 | 0.114808473 | included |
| 48.4 | 10 | township of monroe | 15e | 2 | 3.702206015 | 3.702206015 | 3.702206015 PROPERTY HAS BEEN SUBDIVIDED AND CONSTRUCTION UNDERWAY |
| 48.4 | 10 | township of monroe | 15e | 1 | 4.157656603 | 4.157656603 | municipal building |
| 48.4 | 10 | township of monroe | 15e | 1 | 2.144749208 | 2.144749208 | municipal building |
| 48.4 | 10 | township of monroe | 15e | 1 | 1.810245341 | 1.810245341 | municipal plaza |
| 48.4 | 10 | township of monroe | 15e | 1 | 1.049655398 | 1.049655398 | included |
| 48.4 | 10 | township of monroe | 15e | 1 | 0.134616075 | 0.134616075 | included |
| 48.4 | 10 | township of monroe | 15e | 1 | 0.380395132 | 0.380395132 | not in SSA |
| 49 | 17.01 | CAMERON, RAMON & LETICIA | 3b | 1 | 0.0389109409 | 0.0389109409 | Post office |
| 49 | 23.1 | UNITED STATES POSTAL SERVICE | 15c | 1 | 0.068920122 | 0.068920122 | Post office |
| 49 | 23.1 | UNITED STATES POSTAL SERVICE | 15c | 1 | 0.265001322 | 0.265001322 | Post office |
| 49 | 23.1 | UNITED STATES POSTAL SERVICE | 15c | 1 | 0.143753461 | 0.143753461 | Post office |
| 49 | 23.1 | UNITED STATES POSTAL SERVICE | 15c | 1 | 0.057988997 | 0.057988997 | post office |

| | | | | | | | | |
|----|-------------------|--|---|-----|---|---------------|---------------|---|
| 49 | 10, 17, 01, 11 | NAPIERSKI, BARBARA, CAMELO RAMON & LETICIA, R.R. | 1 | 3b | 1 | 8,361,271,683 | 8,361,271,683 | outside sewer service area |
| 48 | 12, 03, 14 | RAPPEL, HEATHER REAL ESTATE, LLC | 1 | 1 | 1 | 4,872,556,66 | 4,872,556,66 | included |
| 46 | 15, 10, 14 | HOMETECH HOMES, LLC - NAPIERSKI, BARBARA | 1 | 1 | 1 | 0,430,951,329 | 0,430,951,329 | partially included |
| 50 | | FARINHA, CARLOS - NAPIERSKI, BARBARA | 1 | 3b | 1 | 0,893,705,97 | 0,893,705,97 | removed area not in SSA on developable street |
| 50 | | 2,32 MANCUSO, TOMMASO & MADRI, F. | 1 | 3b | 1 | 0,530,053,09 | 0,530,053,09 | included |
| 50 | | 2,32 MANCUSO, TOMMASO & MADRI, F. | 1 | 3b | 1 | 0,241,148,088 | 0,241,148,088 | included |
| 50 | | 3,2 LUCHY, JOYCE - TRUST | 1 | 3b | 1 | 0,271,089,14 | 0,271,089,14 | included |
| 50 | | 3,2 LUCHY, JOYCE - TRUST | 1 | 3b | 1 | 0,214,266,93 | 0,214,266,93 | included |
| 50 | | 4 FANELLO, CHRISTOPHER | 1 | 3b | 1 | 1,894,654,284 | 1,894,654,284 | included |
| 50 | | 9,6 KOPPEL, LESLIE | 1 | 3b | 1 | 0,647,430,47 | 0,647,430,47 | included |
| 50 | 2,16, 2,17 | | 1 | 3b | 1 | 0,074,203,551 | 0,074,203,551 | included |
| 50 | 3,02, 2,32 | | 1 | 3b | 1 | 3,482,003,668 | 3,482,003,668 | included |
| 50 | 3,2, 4 | | 1 | 3b | 1 | 0,147,392,27 | 0,147,392,27 | included |
| 51 | | | 1 | 3b | 1 | 12,311,302,07 | 12,311,302,07 | included |
| 52 | | 2,14 DOUGLAS, WILLIAM & ANNA | 1 | 15c | 1 | 1,267,067,5 | 1,267,067,5 | included |
| 52 | | 2,4 THE COUNTY OF MIDDLESEX | 1 | 15c | 1 | 0,305,609,545 | 0,305,609,545 | COUNTY PARK LAND |
| 52 | | 2,4 THE COUNTY OF MIDDLESEX | 1 | 15c | 1 | 0,059,508,355 | 0,059,508,355 | COUNTY PARK LAND |
| 52 | | 2,8 TOWNSHIP OF MONROE | 1 | 15c | 1 | 1,118,966,155 | 1,118,966,155 | road |
| 52 | | 2,8 TOWNSHIP OF MONROE | 1 | 15c | 1 | 0,181,550,017 | 0,181,550,017 | ROSI |
| 52 | | 3,4 ORG. FOR THE FURTHER OF TRAD IDEALS | 1 | 15D | 1 | 0,162,181,207 | 0,162,181,207 | YES-NVA |
| 52 | | 4,27 PARKER AT MONROE, INC. | 1 | 15F | 1 | 1,747,573,224 | 1,747,573,224 | Nursing Home |
| 52 | | 4,8 431 SCHOOLHOUSE, LLC | 1 | 15F | 1 | 1,194,932,222 | 1,194,932,222 | Nursing Home |
| 52 | | 9 TOWNSHIP OF MONROE | 1 | 15F | 2 | 1,242,601,014 | 1,242,601,014 | DEVELOPED WITH SFD |
| 52 | | 10 TOWNSHIP OF MONROE | 1 | 15F | 1 | 0,462,999,136 | 0,462,999,136 | DEVELOPED WITH SFD |
| 52 | | 11 TOWNSHIP OF MONROE | 1 | 15F | 1 | 0,143,332,045 | 0,143,332,045 | deed restricted |
| 52 | | 12,7 THE COUNTY OF MIDDLESEX | 1 | 15C | 1 | 0,528,986,611 | 0,528,986,611 | deed restricted |
| 52 | | | 1 | 15F | 1 | 0,214,606,263 | 0,214,606,263 | deed restricted |
| 52 | | | 1 | 15C | 1 | 0,077,687,17 | 0,077,687,17 | deed restricted |
| 52 | 4,27, 4,22, 10 | 1 MONROE TOWNSHIP | 1 | 15c | 1 | 0,263,227,86 | 0,263,227,86 | COUNTY PARK LAND |
| 52 | | 2,4 PERROTH, DONNA & GARY | 1 | 3B | 1 | 4,113,083,53 | 4,113,083,53 | TOWNSHIP of monroe vacant land and Parker |
| 53 | | 8,2 MAALIDA, LLC | 1 | 3B | 1 | 5,480,762,88 | 5,480,762,88 | deed restricted |
| 53 | | 12,4 HYE, LINDA M | 1 | 3B | 1 | 3,992,429,27 | 3,992,429,27 | included |
| 53 | | 12,4 HYE, LINDA M | 1 | 3B | 1 | 9,637,662,047 | 9,637,662,047 | included |
| 53 | | 12,4 HYE, LINDA M | 1 | 3B | 1 | 1,293,844,217 | 1,293,844,217 | included |
| 53 | | 14,5 PAVA, JOAO L. & MARIE L | 1 | 15c | 1 | 0,342,034,515 | 0,342,034,515 | included |
| 53 | | 14,5 PAVA, JOAO L. & MARIE L | 1 | 15c | 1 | 1,848,444,217 | 1,848,444,217 | included |
| 53 | | 16 | 1 | 15c | 1 | 0,792,338,414 | 0,792,338,414 | included |
| 53 | | 21,5 GREEN'S CORP | 1 | 3B | 1 | 0,2187,339,51 | 0,2187,339,51 | preserved farm |
| 53 | | 24 M&AT MONROE/ISM | 1 | 3B | 1 | 3,017,630,39 | 3,017,630,39 | included |
| 53 | | 27 POLICK, JARED | 1 | 3B | 1 | 14,956,427,83 | 14,956,427,83 | prior round project |
| 54 | | 5,1 GASH, JOB JR | 1 | 3B | 1 | 3,862,222,929 | 3,862,222,929 | prior round project |
| 54 | | 10,4 INDYK, EUGENE & KAREN | 1 | 3B | 1 | 18,787,200,45 | 18,787,200,45 | included ALSO 53,21, 5, AND 53,6, 5 |
| 55 | 7, 8 & 10 | | 1 | 15c | 1 | 11,732,980,36 | 11,732,980,36 | NOT IN SEWER SERVICE |
| 56 | | 18,1 TOWNSHIP OF MONROE | 1 | 15c | 1 | 9,744,497,06 | 9,744,497,06 | County target list farmland preservation |
| 60 | | 21,15 | 1 | 2 | 1 | 9,094,938,93 | 9,094,938,93 | included |
| 60 | | 21,15 | 1 | 3b | 1 | 6,361,018,434 | 6,361,018,434 | MUNICIPAL USE/DETENTION BASIN |
| 60 | | 28,4 BARNES WARREN&RUCER&J, -TRUSTEES | 1 | 3B | 1 | 0,212,973,158 | 0,212,973,158 | ALSO 60/1,8 AND 60/21, 15, Preserved |
| 60 | | 28,4 BARNES WARREN&RUCER&J, -TRUSTEES | 1 | 3B | 1 | 0,159,796,679 | 0,159,796,679 | ALSO 60/1,8 AND 60/21, 15, Preserved |
| 61 | | 3 CW INVESTMENT GROUPS, LLC | 1 | 3B | 1 | 40,893,344,28 | 40,893,344,28 | ALSO 60/1,8 AND 60/21, 15, Preserved |
| 62 | | 7,1 TOWNSHIP OF MONROE | 1 | 15c | 1 | 0,064,730,05 | 0,064,730,05 | ALSO 60/1,8 AND 60/21, 15, Preserved |
| 62 | | 16,09 GVF CONSTRUCTION LLC | 1 | 15c | 1 | 0,382,393,853 | 0,382,393,853 | landlocked |
| 62 | | 26,28 434 GRACE HILL ROAD, LLC | 1 | 3B | 1 | 0,057,581,538 | 0,057,581,538 | landlocked, not in sewer service area |
| 62 | 3,2, 3,3 | | 1 | 3B | 1 | 5,989,943,66 | 5,989,943,66 | deed restricted |
| 62 | | 1,6 SKRZYNIANZ, KRYSZTOF | 1 | 3B | 1 | 0,097,011,379 | 0,097,011,379 | deed restricted |
| 62 | | 2 N J NATI GAS CO, PURCHASING DEPT. | 1 | 15c | 1 | 1,395,907,673 | 1,395,907,673 | BASIN, LOT IN PART OF SUBDIVISION |
| 62 | | 1,1 NEW JERSEY TPKE AUTHORITY | 1 | 15c | 1 | 0,132,428,789 | 0,132,428,789 | included |
| 63 | | 3 MONROE TOWNSHIP UTILITY DEPARTMENT | 1 | 15c | 1 | 5,138,166,058 | 5,138,166,058 | included |
| 66 | | 3,3 CHARELLA GIROLAMO | 1 | 15c | 1 | 0,169,221,672 | 0,169,221,672 | included |
| 68 | | 43,1 NJ NATURAL GAS CO, PURCHASING DEPT | 1 | 15c | 1 | 0,497,349,519 | 0,497,349,519 | OWNED BY nj natural gas |
| 68 | | 43,2 NJ NATURAL GAS CO, PURCHASING DEPT | 1 | 15c | 1 | 0,370,077,784 | 0,370,077,784 | OWNED BY nj natural gas |
| 68 | | 43,3 NJ NATURAL GAS CO, PURCHASING DEPT | 1 | 15c | 1 | 9,159,934,177 | 9,159,934,177 | TURNPIKE ROW |
| 68 | | 44,3 NJ NATURAL GAS CO, PURCHASING DEPT | 1 | 15c | 1 | 0,702,512,76 | 0,702,512,76 | utility dept |
| 68 | | 44,4 DIPIERRO, HERMINE L | 1 | 3b | 1 | 0,213,411,424 | 0,213,411,424 | utility dept |
| 68 | 44,4, 07 & 44, 04 | | 1 | 3b | 1 | 1,851,423,939 | 1,851,423,939 | included |
| 68 | 44,4, 44, 7 | | 1 | 3b | 1 | 0,514,888,632 | 0,514,888,632 | OWNED BY nj natural gas |
| 75 | | 5,8 RIDZOWSKI PROPERTIES, LLC | 1 | 3B | 1 | 0,255,544,669 | 0,255,544,669 | landlocked/ utility |
| 75 | | 5,8 RIDZOWSKI PROPERTIES, LLC | 1 | 3B | 1 | 0,155,797,082 | 0,155,797,082 | OWNED BY nj natural gas |
| 75 | | 6,1 LAINO, PAUL & ESTA | 1 | 3B | 1 | 0,198,084,59 | 0,198,084,59 | utility, landlocked |
| 75 | | 11 EDWARDS, NATALIE K | 1 | 3B | 1 | 0,416,442,334 | 0,416,442,334 | not in sewer service area |
| 75 | 6,4, 6, 5 | DIPIERRO, ANTHONY & LOUISE & KATHLEEN | 1 | 3B | 1 | 6,335,621,412 | 6,335,621,412 | included |
| 76 | | 2,05 JENSEN, PETER & DONNA & JENNY C | 1 | 3B | 1 | 0,271,852,685 | 0,271,852,685 | not in sewer service area |
| 76 | | 2,05 JENSEN, PETER & DONNA & JENNY C | 1 | 3B | 1 | 1,053,229,63 | 1,053,229,63 | POWERLINES |
| 76 | | 2,09 JENSEN, PETER & DONNA & JENNY C | 1 | 3B | 1 | 0,077,280,178 | 0,077,280,178 | POWERLINES |
| 76 | | 2,1 STANISLAWOWICZ, ERIK & NICOLE | 1 | 3b | 1 | 1,256,071,184 | 1,256,071,184 | SFD |
| 76 | | 7,8 DIPIERRO, CHARLES & BETH | 1 | 3b | 1 | 1,206,421,929 | 1,206,421,929 | included |
| 76 | | 7,8 DIPIERRO, CHARLES & BETH | 1 | 3b | 1 | 2,462,548,442 | 2,462,548,442 | included |
| 76 | | | 1 | 3b | 1 | 0,139,591,35 | 0,139,591,35 | On target list for farmland preservation |
| 76 | | | 1 | 3b | 1 | 0,8891,36328 | 0,8891,36328 | On target list for farmland preservation |
| 76 | | | 1 | 3b | 1 | 0,464,802 | 0,464,802 | On target list for farmland preservation |
| 76 | | | 1 | 3b | 1 | 0,202,807,912 | 0,202,807,912 | included |
| 76 | | | 1 | 3b | 1 | 5,286,639,927 | 5,286,639,927 | not in SSA |
| 76 | | | 1 | 3b | 1 | 0,150,061,83 | 0,150,061,83 | not in SSA |

| | | | | |
|-----------------|---|-----|-------------|--|
| 76 | 11.7 BERGER, IMPRE & JACQUELINE | 1 | 0.90008775 | 0.90008775 included |
| 76 | 13.25 ROYAL REALTY, LLC (SITE 200X) | 1 | 0.963807688 | 0.963807688 basin |
| 76 | 21.4 SUIVO PRIME COMPANY | 1 | 0.084108656 | 0.084108656 BASIN LOT ASSOCIATED WITH DEVELOPMENT |
| 76 | 25.1 ADVENTURE REALTY LLC | 1 | 0.783712701 | 0.783712701 not in sewer service area |
| 76.1 | 25.1 VARIOUS OWNERS | 1 | 0.133790385 | 0.133790385 not in sewer service area |
| 76.1 | various | 1 | 3.240944306 | 3.240944306 wetlands and approved field subdivision |
| 77 | 2.03 | 1 | 2.876119332 | 2.876119332 not in sewer service area |
| 77 | 2.47 township of monroe | 1 | 1.113328852 | 1.113328852 open space |
| 77 | 2.47 Township of Monroe | 1 | 2.576883165 | 2.576883165 sewerage |
| 77 | 3.69 Township of Monroe | 1 | 0.238882724 | 0.238882724 deed restricted |
| 77 | 3.7 SINGH, RAKESH | 2 | 4.447959546 | 4.447959546 open space |
| 77 | 6.2 SEVA MONROE, LLC | 1 | 0.116383443 | 0.116383443 SPD |
| 77 | 7 MONROE TOWNSHIP | 1 | 8.263795619 | 8.263795619 On target list for farmland preservation |
| 77 | 8.1 MONROE TOWNSHIP | 1 | 27.41057939 | 27.41057939 deed restricted |
| 77 | 8.1 MONROE TOWNSHIP | 1 | 0.968036677 | 0.968036677 OPEN SPACE |
| 77 | 10.5 MONROE TOWNSHIP | 1 | 0.102957768 | 0.102957768 OPEN SPACE |
| 77 | 10.5 MONROE TOWNSHIP | 1 | 0.226762171 | 0.226762171 deed restricted |
| 77 | 11.4 TOWNSHIP OF MONROE | 1 | 0.182707305 | 0.182707305 deed restricted |
| 77 | 15.48 PATEL, KRUPALI | 1 | 13.87279804 | 13.87279804 preserved farm |
| 77 | 15.49 TOWNSHIP OF MONROE | 1 | 0.43677211 | 0.43677211 included |
| 77 | 15.49 TOWNSHIP OF MONROE | 1 | 8.761908882 | 8.761908882 MUNICIPAL USE |
| 77 | 15.49 TOWNSHIP OF MONROE | 1 | 7.402904067 | 7.402904067 municipal use |
| 77 | 15.49 TOWNSHIP OF MONROE | 1 | 0.271306272 | 0.271306272 MUNICIPAL USE |
| 77 | 15.49 TOWNSHIP OF MONROE | 1 | 0.205952354 | 0.205952354 MUNICIPAL USE |
| 77 | 21 JUVENILE JUSTICE COMM %KEITH POUJOI | 1 | 40.46848311 | 40.46848311 Statehouse Commission has approved transfer to DEP for Green Acres |
| 77 | 21 JUVENILE JUSTICE COMM %KEITH POUJOI | 1 | 1.178880133 | 1.178880133 Statehouse Commission has approved transfer to DEP for Green Acres |
| 77 | 21 JUVENILE JUSTICE COMM %KEITH POUJOI | 1 | 0.324396182 | 0.324396182 Statehouse Commission has approved transfer to DEP for Green Acres |
| 77 | 22.3 JABLONSKY, ROBERT R. | 1 | 0.688241439 | 0.688241439 included |
| 77.01 | 3.16 Township of Monroe | 1 | 0.178534344 | 0.178534344 deed restricted |
| 77.05 | 13 MONROE TOWNSHIP | 1 | 5.222204674 | 5.222204674 OPEN SPACE |
| 77.1 | 3.16 TOWNSHIP OF MONROE | 1 | 0.160460249 | 0.160460249 OPEN SPACE/DETENTION BASIN |
| 77.1 | 3.17 TOWNSHIP OF MONROE | 1 | 16.15608303 | 16.15608303 OPEN SPACE |
| 77.1 | 6 Perez, Rahn & Gier Angel | 1 | 0.274826678 | 0.274826678 included |
| 79 | 9 MUNIZ, JESUS CHINO | 1 | 0.287867871 | 0.287867871 UNLOCKED PARCEL |
| 81 | 15.1 SANTORA, ANGELA & CORSO, SHIRLEE | 1 | 0.308602331 | 0.308602331 not in sewer service area |
| 81 | 15.1 SANTORA, ANGELA & CORSO, SHIRLEE | 1 | 0.292893509 | 0.292893509 not in sewer service area |
| 81 | 15.1 SANTORA, ANGELA & CORSO, SHIRLEE | 1 | 0.143071737 | 0.143071737 not in sewer service area |
| 81 | 16.4 COSTA, MARK | 1 | 0.081684257 | 0.081684257 not in sewer service area |
| 81 | 15.1 & 15.2 | 1 | 0.500336034 | 0.500336034 not in sewer service area |
| 82 | 4.01 ORION II MONROE 8A LOGISTICS SHIRLEE | 1 | 26.28249984 | 26.28249984 warehouse under construction |
| 82 | 17 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.057405072 | 0.057405072 electric co |
| 82.12 | J.C.P. & L. - Fe Service Tax Dept. | 1 | 0.087208209 | 0.087208209 electric co |
| 82.13 6 & 7 | 3 BURKAT JOS. CO FRANK BURKAT | 1 | 0.057404997 | 0.057404997 not in sewer service area |
| 82.14 | 19 ORION II MONROE 8A LOGISTICS CENTER | 1 | 0.057405022 | 0.057405022 not in sewer service area |
| 82.15 | 41 ORION II MONROE 8A LOGISTICS CENTER | 1 | 3.621653769 | 3.621653769 not in sewer service area |
| 83 | 12.04 SMITH, MICHAEL | 3B | 1.889891356 | 1.889891356 included |
| 83 | 12.04 SMITH, MICHAEL | 3B | 0.266472302 | 0.266472302 not in sewer service area |
| 83 | 12.04 SMITH, MICHAEL | 3B | 0.226609548 | 0.226609548 not in sewer service area |
| 83.04 11 & 12 | J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.085846026 | 0.085846026 electric co |
| 83.06 5, 7, 9 | VARIOUS OWNERS | 1 | 0.139211692 | 0.139211692 not in sewer service area |
| 83.10 VARIOUS | 13 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.233748828 | 0.233748828 not in sewer service area |
| 83.12 | 15 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.057405196 | 0.057405196 electric co |
| 83.12 | 19 COUNTY OF MIDDLESEX | 1 | 0.057405214 | 0.057405214 utility co |
| 83.12 | 38 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.057405337 | 0.057405337 electric co |
| 83.12 | 39 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.057405417 | 0.057405417 electric co |
| 83.12 | 41 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.057404838 | 0.057404838 Utility |
| 83.14 | 1 N.J. NATURAL GAS CO. PURCHASING DEPT | 1 | 0.062909939 | 0.062909939 utility co |
| 83.2 | 13.1 HOME TECH HOMES, LLC | 1 | 0.398436603 | 0.398436603 included |
| 83.2 | 40 MAFRA, GRADE | 1 | 0.057404498 | 0.057404498 not in sewer service area |
| 83.3 | 7 SMITH, W.C/O/S, P SMITH/D, TTL | 1 | 0.057405341 | 0.057405341 not in sewer service area |
| 83.3 | 9 DEMARCO, DAVID L. | 1 | 0.057405162 | 0.057405162 not in sewer service area |
| 83.4 | 35 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.057405018 | 0.057405018 electric co |
| 83.6 | 3 HONDO, RONALD & SUSAN M. | 1 | 0.057405084 | 0.057405084 not in sewer service area |
| 83.7 | 1 NU NATURAL GAS CO. PURCHASING DEPT | 1 | 0.057405056 | 0.057405056 Utility |
| 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 | 15 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.057404665 | 0.057404665 electric co |
| 83.8 | 43 J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.057404761 | 0.057404761 utility co |
| 83.8 17, 40 | J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.114809911 | 0.114809911 utility co |
| 83.8 19, 20, 37 | J.C.P. & L. - FE SERVICE TAX DEPT. | 1 | 0.172213834 | 0.172213834 electric co |
| 84 | 11 VAUGHIERA M. CO KEN BRAD TTL | 1 | 0.526640339 | 0.526640339 not in sewer service area |
| 84 | 19 CASTELLANOS, EDWIN | 1 | 0.865575784 | 0.865575784 not in sewer service area |
| 88 | 6 ST. JAMES CATHOLIC CHURCH | 3B | 0.21797023 | 0.21797023 CHURCH |
| 88 3, 4, 5 | ST. JAMES CATHOLIC CHURCH | 15D | 0.390339478 | 0.390339478 CHURCH |
| 89 | 1 ROUTE ANTHONY | 1 | 0.272651 | 0.272651 not in sewer service area |
| 90 | 1 ROUTE FAMILY ASSOCIATES, L.P. | 1 | 0.089017835 | 0.089017835 not in sewer service area |
| 91 | 2 ROUTE ANTHONY J. | 1 | 0.279882961 | 0.279882961 not in sewer service area |
| 91 | 3.03 TOWNSHIP OF MONROE | 15C | 0.089151945 | 0.089151945 Detention basin/ small tract |
| 95 | 3.3 TOWNSHIP OF MONROE | 15C | 0.006566983 | 0.006566983 DETENTION BASIN |
| 96 | 1 Wizard Enterprise Ltd N/Lib Ttl | 1 | 0.314695804 | 0.314695804 transmissions lines |
| 96 | 1 Wizard Enterprise Ltd N/Lib Ttl | 1 | 0.099151605 | 0.099151605 transmissions lines |

| | | | | | | | |
|--------|-------------|---|---------|---|---|-----------------|--|
| 103 | | 9 Thru, Donald E. & Alma Marie | 3B | 1 | 1 | 3,094,263,088 | not in sewer service area |
| 103 | | 11 NI Natural Gas Co. Purchasing Dept | 15D | 1 | 1 | 0,061,996,634.8 | utility |
| 106.09 | 27-33 | 50 MINISTERIO INTERNACIONAL LA SENDA | 15C | 1 | 1 | 0,269,198,879 | 0,269,198,879 associated with church assessed in Jamestown |
| 106.2 | 3 | post owned by monroe utility dept. | 15C | 1 | 1 | 0,279,305,525.6 | 0,279,305,525.6 included |
| 106.12 | 13,20,21 | 1-1 BORO OF JAMESBURG | 15C | 1 | 1 | 0,340,253,905 | 0,340,253,905 utility property |
| 106.16 | | various owners | 15C | 1 | 1 | 0,246,969,543.1 | 0,246,969,543.1 DPW |
| 106.16 | | 6 EMILIO DEVELOPMENT, INC | 15C | 1 | 1 | 0,057,474,231 | 0,057,474,231 sewer disposal |
| 106.17 | | 1 MONROE TOWNSHIP UTILITY DEPARTMENT | 15C | 1 | 1 | 0,057,403,878 | 0,057,403,878 not in sewer service area |
| 106.17 | | 3 MCDADD, ROBERT % RENAISSANCE PROP | 15C | 1 | 1 | 0,057,404,533 | 0,057,404,533 approved development |
| 106.3 | | 14 OLD FORGE PROPERTIES, LLC. | 15C | 1 | 1 | 0,057,404,031 | 0,057,404,031 not in sewer service area |
| 106.3 | | 16 ALMEIDA, RUI & ROSE | 15C | 1 | 1 | 0,057,404,041 | 0,057,404,041 not in sewer service area |
| 106.3 | | 18 SPICUZZO, C. C/O MARIA ELBERT | 15C | 1 | 1 | 0,172,210,513 | 0,172,210,513 not in sewer service area |
| 106.3 | | 20 OLD FORGE PROPERTIES, LLC. | 15C | 1 | 1 | 0,226,860,642 | 0,226,860,642 UTILITY |
| 106.3 | 22, 23, 24 | ALMEIDA, RUI & ROSE | 15C | 1 | 1 | 0,332,208,685 | 0,332,208,685 UTILITY PROPERTY |
| 106.44 | | 6 N J NATURAL GAS CO. PURCHASING DEPT | 15C | 1 | 1 | 0,459,230,152 | 0,459,230,152 UTILITY PROPERTY |
| 106.44 | 8, 9 | J.C.P. & L.-FE SERVICE TAX DEPT./EMILIO DEVELOP. | 15C | 1 | 1 | 0,229,615,08 | 0,229,615,08 electric co |
| 106.45 | | 2 J.C.P. & L.-FE SERVICE TAX DEPT. | 15C | 1 | 1 | 0,395,660,364 | 0,395,660,364 deed restricted |
| 106.46 | | 1 J.C.P. & L.-FE SERVICE TAX DEPT. | 15C | 1 | 1 | 0,459,227,982 | 0,459,227,982 not in sewer service area |
| 106.46 | | 14 MONROE TOWNSHIP | 15C | 1 | 1 | 0,459,228,656 | 0,459,228,656 included |
| 106.46 | | 23 EMILIO DEVELOPMENT, INC. | 15C | 1 | 1 | 0,439,474,992 | 0,439,474,992 UTILITY PROPERTY |
| 106.46 | | 28 EMILIO DEVELOPMENT, INC. | 15C | 1 | 1 | 0,229,116,539 | 0,229,116,539 utility co |
| 106.46 | | 31 J.C.P. & L.-FE SERVICE TAX DEPT. | 15C | 1 | 1 | 0,225,709,306 | 0,225,709,306 included |
| 106.47 | | 1 J.C.P. & L.-FE SERVICE TAX DEPT. | 15C | 1 | 1 | 0,902,177,215 | 0,902,177,215 Landlocked |
| 106.47 | | 6 EMILIO DEVELOPMENT, INC. | 15C | 1 | 1 | 0,110,336,945 | 0,110,336,945 UTILITY PROPERTY |
| 106.48 | | 23,01 PICKETT RAYMOND E. & DOROTHY | 15C | 1 | 1 | 0,905,566,336 | 0,905,566,336 included |
| 106.48 | | 32 J.C.P. & L.-FE SERVICE TAX DEPT. | 15C | 1 | 1 | 0,231,972,546 | 0,231,972,546 approved development |
| 106.48 | 6,7 | 11 OLD FORGE PROPERTIES, LLC. | 15F | 1 | 1 | 0,459,236,011 | 0,459,236,011 approved development |
| 106.5 | | 21 OLD FORGE PROPERTIES, LLC. | 15F | 1 | 1 | 0,426,729,161 | 0,426,729,161 approved development |
| 106.50 | | 8 OLD FORGE PROPERTIES, LLC. | 15F | 1 | 1 | 0,306,574,864 | 0,306,574,864 approved development |
| 106.51 | | 28 OLD FORGE PROPERTIES, LLC. | 15F | 1 | 1 | 0,587,542,367 | 0,587,542,367 landlocked |
| 106.51 | | 21,3 Ocean Coast Realty LLC | 15F | 1 | 1 | 0,057,404,065 | 0,057,404,065 included |
| 106.52 | | 27 FERRARO, J.PAM TRUST/FERRARO, M TRUST | 15F | 1 | 1 | 0,057,404,189 | 0,057,404,189 included |
| 106.6 | | 31 SPICUZZA, C. C/O MARIA ELBERT | 15F | 1 | 1 | 1,549,920,694 | 1,549,920,694 included |
| 106.61 | | 1,1 HOLMES, JAMES AND LINDA | 15F | 1 | 1 | 0,067,182,109 | 0,067,182,109 deed restricted |
| 106.7 | 32, 33 | TOWNSHIP OF MONROE | 15F | 1 | 1 | 0,104,639,17 | 0,104,639,17 deed restricted |
| 106.7 | 35, 36 | TOWNSHIP OF MONROE | 15F | 1 | 1 | 0,102,842,546 | 0,102,842,546 deed restricted |
| 106.7 | 41, 42 | TOWNSHIP OF MONROE | 15F | 2 | 1 | 1,343,254,405 | 1,343,254,405 SFD |
| 106.81 | | 1,01 CHANDWANI, ASHISH & BHAVNA | 15F | 1 | 1 | 0,394,427,796 | 0,394,427,796 deed restricted |
| 106.89 | | 31 Township of Monroe | 15C | 1 | 1 | 0,211,198,732 | 0,211,198,732 municipal use |
| 106.91 | | 1,03 MONROE TOWNSHIP UTILITY DEPARTMENT | 15C | 1 | 1 | 0,082,296,542 | 0,082,296,542 municipal use |
| 106.91 | | 1,03 MONROE TOWNSHIP UTILITY DEPARTMENT | 15C | 1 | 1 | 0,240,591,473 | 0,240,591,473 deed restricted |
| 106.91 | | 47,01 Township of Monroe | 15C | 1 | 1 | 0,472,219,948 | 0,472,219,948 deed restricted |
| 106.94 | | 2 Township of Monroe | 15C | 1 | 1 | 0,717,978,278 | 0,717,978,278 included |
| 107 | | 9 MORRILLE, MICHAEL J | 15C | 1 | 1 | 0,136,710,189 | 0,136,710,189 included |
| 107 | | 9 MORRILLE, MICHAEL J | 15C | 1 | 1 | 2,840,314,484 | 2,840,314,484 included |
| 107 | | 23 JAKUBOWSKI, RONALD & ANNE | 15C | 1 | 1 | 0,419,987,921 | 0,419,987,921 UTILITY |
| 107 | | 27 NU NATURAL GAS CO. PURCHASING DEPT | 15C | 1 | 1 | 0,207,168,909 | 0,207,168,909 included |
| 107 | | 29 ALY, JASER | 15C | 1 | 1 | 5,054,892,627 | 5,054,892,627 included |
| 107 | 24, 25 | 30 MAOFFERL, VINCENT & GIUSEPPINA | 15C | 1 | 1 | 0,409,275,454 | 0,409,275,454 included |
| 107 | 24, 25 | 1,19 Township of Monroe | 15C | 1 | 1 | 2,292,957,393 | 2,292,957,393 Retention pond |
| 108 | | 1,01 Township of Monroe | 15C | 1 | 1 | 0,244,493,663 | 0,244,493,663 Muni use |
| 108 | | 1,1 Township of Monroe | 15C | 1 | 1 | 3,232,363,445 | 3,232,363,445 MUNICIPAL USE |
| 108 | 10 | 1,1 TOWNSHIP OF MONROE | 15C | 1 | 1 | 0,538,976,043 | 0,538,976,043 included |
| 108 | 10 | 21 SUDOL, ZYGUNT T. & ANNA S | 15C | 1 | 1 | 0,506,544,765 | 0,506,544,765 included |
| 108 | 13 | 29 CHABALA, MICHELE & LEGATO ANGELA | 15C/1 | 1 | 1 | 1,829,181,75 | 1,829,181,75 included with lot 1 (deed restricted) removed on revised calc. |
| 108 | 13 | VARIETY OF USERS | 15C | 1 | 1 | 0,361,325,928 | 0,361,325,928 included |
| 108 | 13 | 19 ONDARYO, PAUL G. & FRANCES | 15C | 1 | 1 | 0,549,078,286 | 0,549,078,286 Retention pond |
| 108 | 14 | 1,1 Township of Monroe | 15C | 1 | 1 | 0,944,450,71 | 0,944,450,71 parcel is landlocked |
| 108 | 15 | 3 Aly, Jaser | 15C | 1 | 1 | 0,361,713,416 | 0,361,713,416 OPEN SPACE |
| 108 | 16 | 6 TOWNSHIP OF MONROE | 15C | 1 | 1 | 0,460,832,228 | 0,460,832,228 included |
| 108 | 2 | 20 TULL, KIMBERLY & GUERRA, KELVIN | 15C | 1 | 1 | 4,133,067,307 | 4,133,067,307 MUNICIPAL USE |
| 108 | 2 | TOWNSHIP OF MONROE | 15C | 1 | 1 | 13,820,958 | 13,820,958 MUNICIPAL USE. OPEN SPACE ASSOCIATED WITH SUBDIVISION |
| 108 | 21 | 7,72 NADARAJAH, SIVAKUMAR & SIVAKUMAR V | 15C | 1 | 1 | 0,460,243,861 | 0,460,243,861 included |
| 108 | 21 | 14,02 NADARAJAH, SIVAKUMAR & SIVAKUMAR V | 15C | 1 | 1 | 5,132,481,615 | 5,132,481,615 included |
| 108 | 21 | RHACEK, HOWARD & JOHN | 15C | 1 | 1 | 3,427,408,459 | 3,427,408,459 included |
| 108 | 21 | 18 DISALVO, DONALD & JOANN CASSANO | 15C | 1 | 1 | 0,764,828,836 | 0,764,828,836 included. 17.3 is municipal use for basin. Revised on final sheet to only include 16.2 |
| 108 | 23 | 23 MALONEY, MARGARET C/O MALONEY | 15C | 1 | 1 | 0,446,948,337 | 0,446,948,337 included |
| 108 | 24 | PERRY, JOHN J. & MELONY J. (Lot 1, 4) & TOWNSHIP OF MONRO | 15F | 1 | 1 | 0,428,433,77 | 0,428,433,77 included |
| 110 | 1, 4 & 1, 5 | 1 LONGO, CATHERINE | 15F | 1 | 1 | 0,276154073 | 0,276154073 disabled veteran/ deed restricted |
| 129 | 22 | 1 Yamani,kaddou & Loui Ann&ndecm; | 15F | 1 | 1 | 0,123,36,806 | 0,123,36,806 SMALL SILVER ON FRONT OF PROPERTY not developable |
| 147 | 12 | 66 TOWNSHIP OF MONROE | 15F | 1 | 1 | 0,153,027,472 | 0,153,027,472 included |
| 148 | 54 | 53,01 MITCHELL, ROBERT G | 15F | 1 | 1 | 0,478,472,89 | 0,478,472,89 deed restricted |
| 147 | 14 | 21,3 REYNOLDS, GREGORY & HORSCH, MARY | 15F | 1 | 1 | 0,322,87,396 | 0,322,87,396 included |
| 148 | | 30 KASHI CONSULTING COMPANY | 15F | 1 | 1 | 0,898,406,536 | 0,898,406,536 not in sewer service area |
| 148 | | 38 KASHI CONSULTING COMPANY | 15F | 1 | 1 | 5,132,481,615 | 5,132,481,615 included |
| 148 | | 38 CHANDRAN, DHEEPA RAJU & RAVI R. | 15F | 1 | 1 | 3,427,408,459 | 3,427,408,459 included |
| 148 | | 36,1 MONROE TOWNSHIP | 15F | 2 | 1 | 0,193,459,393 | 0,193,459,393 included |
| 148 | | 36 Township of Monroe | 15F | 1 | 1 | 0,477,498,832 | 0,477,498,832 landfill |
| 148 | | 1 Township of Monroe & Hometech Homes, Llc. | 15F & 2 | 1 | 1 | 0,419,871,728 | 0,419,871,728 deed restricted |
| 148 | 54 | 29,11 PETERIA, ISABEL | 15C | 1 | 1 | 0,299,251,608 | 0,299,251,608 deed restricted & SFH has been built on this site |
| 148 | 54 | 66 Township of Monroe | 15C | 1 | 1 | 0,828,325,076 | 0,828,325,076 included |
| 148 | 54 | | 15C | 1 | 1 | 31,819,509,88 | 31,819,509,88 deed restricted |

| | | | | | |
|---------------------|-------------------------------------|-----|---|--------------------|---|
| 148.54 | 66 Township Of Monroe | 15C | 1 | 3.637179653 | deed restricted |
| 148.54 | 66 Township Of Monroe | 15C | 1 | 0.907102259 | deed restricted |
| 148.54 | 66 Township Of Monroe | 15C | 1 | 0.361078238 | deed restricted |
| 148.54 | 66 Township Of Monroe | 15C | 1 | 0.279316222 | deed restricted |
| 148.54 | 66 Township Of Monroe | 15C | 1 | 0.123151291 | deed restricted |
| 148.54 | 66 Township Of Monroe | 15C | 1 | 0.07475308 | deed restricted |
| 148.54 | 66 Township Of Monroe | 15C | 1 | 0.310824202 | deed restricted |
| 148.54 | 27. republic Services | 15C | 1 | 0.077779833 | landfill |
| 148.54 | 24 CATALANO,JENNIFER & MADDEN GREGG | 15C | 1 | 0.077779833 | included |
| 169 | 5,8 Township Of Monroe | 15C | 1 | 0.144329261 | deed restricted |
| 169 | 7 PUSHTEL CONSTRUCTION, INC. | 15C | 1 | 0.144329261 | deed restricted |
| 169.19 | 58 Sayreville Borough | 15C | 1 | 0.135653377 | 0.144436261 subdivided and under construction |
| 169.19 | 58 Sayreville Borough | 15C | 1 | 0.218240638 | 0.135653377 basinf/compensation for |
| 169.19 | 58 Sayreville Borough | 15C | 1 | 0.212467435 | 0.218240638 owned by Sayreville Borough for Municipal Use |
| 169.22 | 2.6 SHARADA REALTY, LLC. | 15C | 1 | 0.069100837 | 0.212467435 owned by Sayreville Borough for Municipal Use |
| 169.22 | 2.6 SHARADA REALTY, LLC. | 15C | 1 | 0.560867421 | 0.069100837 owned by Sayreville Borough for Municipal Use |
| 169.22 | 8 Sayreville Borough | 15C | 1 | 0.187269314 | 0.560867421 MUNICIPAL BASIN USE |
| 169.22 | 8 Sayreville Borough | 15C | 1 | 0.081130565 | 0.187269314 MUNICIPAL BASIN USE |
| 169.22 | 8 Sayreville Borough | 15C | 1 | 0.166271068 | 0.081130565 owned by Sayreville Borough for Municipal Use |
| 169.22 | 8 Sayreville Borough | 15C | 1 | 0.218947502 | 0.166271068 owned by Sayreville Borough for Municipal Use |
| 169.22 | 8 Sayreville Borough | 15C | 1 | 2.837840887 | 0.218947502 deed restricted |
| 202 | 1 NEW JERSEY TURPKKE AUTHORITY | 15C | 1 | 0.311879995 | 2.837840887 owned by Sayreville Borough for Municipal Use |
| 202 | 1 NEW JERSEY TURPKKE AUTHORITY | 15C | 1 | 0.302531122 | 0.311879995 TURPKKE ROW |
| 202 | 1 NEW JERSEY TURPKKE AUTHORITY | 15C | 1 | 0.177689544 | 0.302531122 TURPKKE ROW |
| 202 | 1 NEW JERSEY TURPKKE AUTHORITY | 15C | 1 | 0.110111436 | 0.177689544 TURPKKE ROW |
| 202 | 1 NEW JERSEY TURPKKE AUTHORITY | 15C | 1 | 0.104056509 | 0.110111436 TURPKKE ROW |
| 1 | 3 Monroe Township | 3b | 1 | 0.70122857 | 0.104056509 TURPKKE ROW |
| Total Acres: | | | | 1258.017143 | |

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
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% |
| Gross Prospective Need | 751 | 378 |