

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

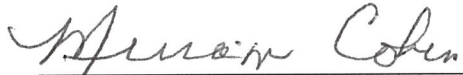
WHEREAS, the Amended FHA requires municipalities to satisfy various administrative and procedural requirements in connection with the adoption of a municipality’s Fair Share Obligation, including but not limited to the publication of this Resolution to the Township’s publicly accessible Internet website 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:

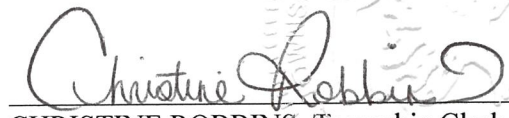
1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township of Monroe's Fair Share Obligation for the Fourth Round of affordable housing obligations consists of a Present Need obligation of 76 units and a Prospective Need obligation of three hundred seventy-eight (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.

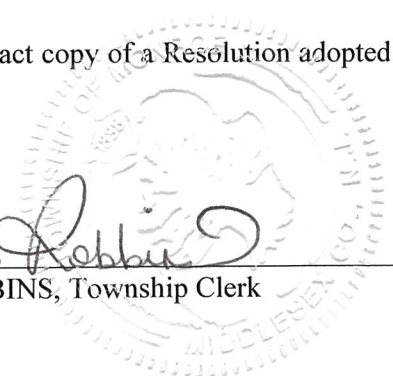
SO RESOLVED, as aforesaid.


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	ight Fac	Weighted Acres	VacantAcres	Notes
	1	36.02			1.926346665	1.926346665	
	2	11.1 Toth, Matthew Michael	3b	1	0.450355014	0.450355014	
	3	9 Bradford, Linda	3b	1	0.094142757	0.094142757	
	3	28.15 Lopez, Jesus L.	3b	1	1.590373807	1.590373807	
	3	28.15 Lopez, Jesus L.	3a	1	0.120193789	0.120193789	
	3	28.15 Lopez, Jesus L.	3b	1	0.069398095	0.069398095	
	3	30 B Sunny Farm Management Corp.	3a	1	0.5314326	0.5314326	
	3	Federal Business Centers	3b	1	0.859292251	0.859292251	
	3	Federal Business Centers	3b	1	3.639930792	3.639930792	
	3	Tip Top Bradford Inc	3b	1	0.800046604	0.800046604	
	3	Bradford, Linda, Auth,george & Susan C/o Melgaai	3b	1	9.385209	9.385209	removed Lot 12.01 (JSM- Round 3 site) from calculation
	5	1.01 Hennessy Realty LLC	1	1	4.152579892	4.152579892	
	6	20.01 Princeton South @ Lawrenceville LLC	1	1	1.611710119	1.611710119	
	6	Haughland, Corey & Victoria, Lounor, LLC.					Lot 2.01 on target farm list, lots 3.05, 45, and 46 not in SSA.
	6	Tseeng Yang Shein & Judy M.	3b	1	0.356472	0.356472	removed from calculation.
	6	39 Bently LLC, Brookland Company	1, 3b	1	0.83952051	0.83952051	
	13	6.04 Intravario John J.	1	1	2.914289429	2.914289429	
	15	3.1 Longo, Chad A. & Maryann	3b	1	4.40942537	4.40942537	
	15	Nativity of Our Lord Parish , Applegarth Estates LLC	1 + 3b	1	5.120592	5.120892	removed lot 9.06, house of worship use
	15,25 2, 1, 26.01, 26.02	Skeba, Stanley L. Jr., Skeba, Jospheh & Laurie H. S	3b	1	4.690064	4.690064	removed lots 1 and 2 not in SSA
	16	5 Martynuk, Roberty S. & Beverly J.	3b	1	1.015474722	1.015474722	
	18	7 94 Union Valley Road LLC	3b	1	0.161881998	0.161881998	
	18	14.02, 14.07					14.07 on target list for farmland preservation. Revised
	18	2.01 Esposito, August A. Jr.	1, 3b	1	0.545226	0.545226	acreage of lot 14.02 only
	18	94 Union Valley Road LLC + Vaghani, Vijay D	3b, 1	1	4.294112926	4.294112926	
	25	12 Wipstaire Company (e)	4a	1	0.112577351	0.112577351	
	26	16 VMRB, LLC	1	1	2.371684824	2.371684824	
	27.06	28		1	3.373120274	3.373120274	
	28	10.16 Malkiewicz, Edward & Jean	3b	1	9.689308999	9.689308999	
	32	4.7 J.E. ETSCH HOME FARM, LLC.	3b	1	5.203698095	5.203698095	
	33	6.01	3b	1	4.666213278	4.666213278	
	33	6.05 6 elm Ridge Development LLC		1	0.887272316	0.887272316	
	33	10.02 Rasmussen Niels III	3b	1	0.633744937	0.633744937	
	33	10.02 Rasmussen Niels III	3b	1	0.486082327	0.486082327	
	33	10.02 Rasmussen Niels III	3b	1	0.203094572	0.203094572	
	33	10.02 Rasmussen Niels III	3b	1	0.092038083	0.092038083	
	33	10.02 Rasmussen Niels III	3b	1	36.38694945	36.38694945	
	33	1.15, 3.04		1	0.136619255	0.136619255	
	33	33 6.01 + 5	3b	1	2.160829818	2.160829818	
	33	6.01 + 5	3b	1	0.135365457	0.135365457	
	35	15.01 Headquarter Hills, LLC	3b	1	0.726013117	0.726013117	
	35	15.07 Headquarter Hills, LLC	3b	1	0.133744415	0.133744415	
	36	17.3 ZYGADLO, MIROSLAW & IZABELA	3b	1	0.334852424	0.334852424	
	36	17.3 ZYGADLO, MIROSLAW & IZABELA	3B	1	2.026379857	2.026379857	
	36	24 DIBENEDETTO, MADDALIN & PASQUALE	3B	1	0.919671161	0.919671161	
	36	24 DIBENEDETTO, MADDALIN & PASQUALE	3B	1	0.062230804	0.062230804	
	39	2.5 PERFECT PROPERTIES, LLC.	3b	1	3.026502948	3.026502948	
	39	2.5 PERFECT PROPERTIES, LLC.	3b	1	0.136189187	0.136189187	
	39	7.01 JOAQUIM M. FERNANDES, LLC.		1	3.881958909	3.881958909	
	42	7.2 TRAN, JENNY		1	0.057404486	0.057404486	
	48.11	9 DEWAN, JOSEPH A. & MARY C.		1	0.087729125	0.087729125	
	48.11			1	0.114808473	0.114808473	
	48.12 35 & 36	DEWAM, ALAN & KATHLEEN		1	1.049055398	1.049055398	
	48.4	11.2 INTRAVATOLA, JEFFREY S. & LISA		1			

49		15 FARINHAS, CARLOS		1	0.154616075	0.154616075	
49	12.03, 14	HOMETECH HOMES, LLC., NAPIERSKI, BARBARA	3b, 1	1	4.87755468	4.87755468	
49	15, 10, 14	FARINHAS, CARLOS, NAPIERSKI, BARBARA	1, 1	1	0.154974	0.154974	removed area not in sewer service area
50		2.32 MANCUSO, TOMMASO & NADIA R.	3B	1	0.893705097	0.893705097	
50		2.32 MANCUSO, TOMMASO & NADIA R.	3B	1	0.53005309	0.53005309	
50		2.32 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 LUCHY, 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			3b	1	3.482003668	3.482003668	
50	2, 16, 2, 17		3b	1	0.14739227	0.14739227	
50	3.02, 2, 32		3b	1	12.31130207	12.31130207	
50	3.2, 4		3B	1	1.26870675	1.26870675	
51		2.14 DOUGLAS, WILLIAM & ANNA		1	3.982542627	3.982542627	
53		2.4 PERROTH, DONNA & GARY	3B	1	9.637862047	9.637862047	
53		8.2 MAAVIDA, LLC	3B	1	1.293884277	1.293884277	
53		12.4 HYE, LINDA M.		1	0.342034515	0.342034515	
53		12.4 HYE, LINDA M.		1	1.848444277	1.848444277	
53		14.5 PAIVA, JOAO L. & MARIE L		1	0.792338414	0.792338414	
53		14.5 PAIVA, JOAO L. & MARIE L.		1	3.017630739	3.017630739	
53		21.5 GREEKS CORP.	3B	1	18.78720045	18.78720045	ALSO 53/21 5-AND 53/6.5
53		27 POLICK, JARED	3B	1	9.094938693	9.094938693	
55.1	7, 8 &10			1	0.124283789	0.124283789	
62		26.28 434 GRACE HILL ROAD, LLC.		1	5.138166058	5.138166058	
62	3.2, 3, 3		3B	1	0.169221672	0.169221672	
62.6		1.6 SKRZYNIARZ, KRYSZTOF		1	0.370077784	0.370077784	
62.6		33.5 FRANKENBERG, HARRY & DAISY		1	1.851423939	1.851423939	
68		33 CHIARELLA GIROLAMO	3B	1	6.335621412	6.335621412	
68	44.07 & 44.04			1	1.206421929	1.206421929	
75		11 EDWARDS, NATALIE K.		1	2.462548442	2.462548442	
75	6.4, 6.5	DIPIERRO,ANTHONY & LOUISE &KATHLEEN		1	0.202807912	0.202807912	
76		2.1 STANISLAWCZYK, ERIK & NICOLE		1	0.90008775	0.90008775	
76		11.7 PERGER, IMPRE & JACQUELINE		1	0.43677211	0.43677211	
77		15.48 PATEL, KRUPALI		1	0.688241439	0.688241439	
77		22.3 JABLONSKY, ROBERT R.		1	0.274826578	0.274826578	
79		6 Perez, Ruth & Glier Angel		1	0.057409423	0.057409423	
82.15		19 ORION II MONROE 8A LOGISTICS CENTER		1	1.889891356	1.889891356	
83		12.04 SMITH, MICHAEL	3B	1	0.398436603	0.398436603	
83.2		13.1 HOMETECH HOMES, LLC		1	0.279305256	0.279305256	
105	2, 3			1	0.459228568	0.459228568	
106.46		26 EMILIO DEVELOPMENT, INC.		1	0.225709306	0.225709306	
106.47		6 EMILIO DEVELOPMENT, INC.		1	0.903596336	0.903596336	
106.48	6, 7			1	0.057404065	0.057404065	
106.6		27 FERRARO, J.FAM TRUST&FERRARO, M TRUST		1	0.057404189	0.057404189	
106.6		31 SPIRUZZA, C. C/O MARIA ELFERT		1	1.549902694	1.549902694	
106.61		1.1 HOLMES, JAMES AND LINDA		1	0.717978278	0.717978278	
107		9 MORMILE, MICHAEL J		1	0.136710189	0.136710189	
107		9 MORMILE, MICHAEL J.		1	2.840314484	2.840314484	
107		23 JAKUBOWSKI, RONALD & ANNE		1	0.207168909	0.207168909	
107		29 ALY, JASER		1	5.054892627	5.054892627	
107	24, 2, 25			1	0.409275454	0.409275454	
108.14		30 MADAFFERI, VINCENT & GIUSEPPINA		1	0.538976043	0.538976043	
109.1		21 SUDOL, ZYGMUNT T. & ANNA S.		1	0.506544765	0.506544765	
109.13		29 CHABALA, MICHELE & LEGATO, ANGELA		1	1.370571	1.370571	lot 1 has been removed from area calculation
109.13	1, 2, 3, 31	VARIETY OF USERS	15C/ 1	1	0.361325926	0.361325926	
109.14		19 ONDAYKO, PAUL G. & FRANCES		1			

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				
109.23	RHACEK, HOWARD & JOHN	1	1	0.294642	0.294642
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,m	1	1	0.153027472	0.153027472
147.14	53.01 MITCHELL, ROBERT G	1	1	0.322387396	0.322387396
148	30 KASHI CONSULTING COMPANY	3b	1	3.427408459	3.427408459
148	30 KASHI CONSULTING COMPANY	3b	1	5.132481615	5.132481615
148.54	29.1 FETEIRA, ISABEL	1	1	0.828325076	0.828325076
148.6	27 Republic Services	1	1	0.310824202	0.310824202
155	24 CATALANO,JENNIFER & MADDEN GREGG	1	1	0.077779933	0.077779933
Total Developable Acres:			1	259.6265746	

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

Block	Lot	Owner	Property	Height	Fac	Weighted Acres	Vacant	Notes
1	1	3 42 Monroe Township	15F	1	1	1.324693431	1.324693431	deed restricted
	1	3 43 Monroe Township	15F	1	1	7.0648776547	7.0648776547	deed restricted
	1	3 43 Monroe Township	15F	1	1	6.108630745	6.108630745	deed restricted
	1	36 02		1	1	1.926346865	1.926346865	included
	2	1 Federal Business Centers	3b	1	1	6.002394093	6.002394093	not in SSA
	2	1 Federal Business Centers	3b	1	1	0.082738188	0.082738188	not in SSA
	2	11 05 MATT PARKER, LLC	1	1	1	5.589932264	5.589932264	not in sewer service
	2	11 07 MARTIN STEVEN	3b	1	1	0.142934132	0.142934132	not entirely in SSA
	2	11 17 Todd, Matthew Michael	3b	1	1	0.450356014	0.450356014	included
	2	ECG Properties @ Independence Acres, Krasjicovics, James, Irene	13b	1	1	3.253743784	3.253743784	4.01 on target list for farmland preservation. Mostly located out of SSA
2	3	9 Bradford, Linda	3b	1	1	0.094142757	0.094142757	included
	3	12 01 JSM At Rt. 33 South, LLC	3b	1	1	1.199420201	1.199420201	Round 3 site
	3	12 01 JSM At Rt. 33 South, LLC	3b	1	1	0.923514447	0.923514447	Round 3 site
	3	12 01 JSM At Rt. 33 South, LLC	3b	1	1	0.093867267	0.093867267	Round 3 site
	3	12 2 DEPARTMENT OF TRANSPORTATION	15C	1	1	0.214699667	0.214699667	Road ROW
	3	14 JSM At Rt. 33 South, LLC	3b	1	1	2.599067744	2.599067744	Round 3 site
	3	25 Federal Business Centers	3b	1	1	3.579210181	3.579210181	not in sewer service area
	3	25 Federal Business Centers	3b	1	1	2.71368853	2.71368853	not in sewer service area
	3	28 15 Lopez, Jesus L.	3b	1	1	0.280257758	0.280257758	not in sewer service area
	3	28 15 Lopez, Jesus L.	3a	1	1	1.590373807	1.590373807	included
3	3	28 15 Lopez, Jesus L.	3b	1	1	0.120193789	0.120193789	included
	3	28 15 Lopez, Jesus L.	3b	1	1	0.069398095	0.069398095	included
	3	29 01 Chavez, Gregory E. & Kimberly	2	1	1	0.676481502	0.676481502	Developed Residential property
	3	30 B Sunny Farm Management Corp.	3a	1	1	0.5314326	0.5314326	included
	3	12 01, 13, 27, 26, 14	3b	1	1	47.40668878	47.40668878	Round 3 Site
	3	16 + 17	3b	1	1	0.659292251	0.659292251	included
	3	16, 17, 18	3b	1	1	3.639930792	3.639930792	included
	3	26 & 27 JSM At Rt. 33 South, LLC	3b	1	1	1.837472695	1.837472695	Round 3 Site
	3	B Sunny Farm Management Corp. and Federal Business Center	3b	1	1	2.970163405	2.970163405	not in SSA
	3	Tip Top Bradford Inc	3b	1	1	0.800046504	0.800046504	included
4	3	Bradford, Linda, Aubyn, George & Susan C/O Mcgaird, J.	3b	1	1	19.48649422	19.48649422	partially included. Removed lot 12 01 (JSM - Round 3 site) from calculation on developable sheet
	3	9, 10, 12 01	3b	1	1	19.48649422	19.48649422	partially included. Removed lot 12 01 (JSM - Round 3 site) from calculation on developable sheet
	4	2 08 Skeba, Joseph M.	3b	1	1	4.653109211	4.653109211	preserved farm
	4	6 02 Monroe Township	eb	1	1	0.333829546	0.333829546	preserved farm
	4	14 01 CTOT SPIL, LLC & DTOT SPIL, LLC	15C	1	1	4.547940094	4.547940094	community garden
	4	14 01 CTOT SPIL, LLC & DTOT SPIL, LLC	3b	1	1	20.33875589	20.33875589	Round 3 Site - ENT Species
	4	14 01 CTOT SPIL, LLC & DTOT SPIL, LLC	3b	1	1	0.268169841	0.268169841	Round 3 Site
	4	14 01 CTOT SPIL, LLC & DTOT SPIL, LLC	3b	1	1	0.191063274	0.191063274	Round 3 Site
	5	1 01 Hennessy Realty LLC	1	1	1	4.152979892	4.152979892	included
	6	4 01 Lubowicki, Wayne S.	3b	1	1	7.352654132	7.352654132	on target list for farmland preservation
5	6	5 21 Toll NJ LLC, LP	1	1	1	3.216477082	3.216477082	Township open space
	6	12 06 JSM At Rt. 33, LLC	1	1	1	1.542676095	1.542676095	Round 3 Site
	6	12 06 JSM At Rt. 33, LLC	3b	1	1	1.003107777	1.003107777	Round 3 Site
	6	13 01 SCM @ Rt 33 North LLC	3b	1	1	0.075608476	0.075608476	Round 3 Site
	6	15 01 JSM At Rt. 33, LLC	3b	1	1	6.489380252	6.489380252	Round 3 Site
	6	15 01 JSM At Rt. 33, LLC	3B	1	1	2.118818489	2.118818489	Round 3 Site
	6	15 01 JSM At Rt. 33, LLC	3b	1	1	0.26384361	0.26384361	Round 3 Site
	6	20 01 Princeton South @ Lawrenceville LLC	1	1	1	1.611710119	1.611710119	included
	6	23 01 JSM At Rt. 33, LLC	3b	1	1	18.33271736	18.33271736	Round 3 Site
	6	23 01 JSM At Rt. 33, LLC	3b	1	1	2.871035936	2.871035936	Round 3 Site
6	6	23 01 JSM At Rt. 33, LLC	3b	1	1	1.153645037	1.153645037	Round 3 Site
	6	23 01 JSM At Rt. 33, LLC	3b	1	1	0.894932468	0.894932468	Round 3 Site
	6	27 01 NewBrookland, LLC	3b	1	1	21.91857657	21.91857657	JSM Round 3 Site
	6	27 01 NewBrookland, LLC	3b	1	1	1.499202942	1.499202942	JSM Round 3 Site
	6	27 01 NewBrookland, LLC	3b	1	1	0.479600951	0.479600951	JSM Round 3 Site
	6	27 01 NewBrookland, LLC	3b	1	1	0.269022068	0.269022068	JSM Round 3 Site
	6	27 01 NewBrookland, LLC	3b	1	1	0.178839101	0.178839101	JSM Round 3 Site
	6	27 01 NewBrookland, LLC	3b	1	1	0.096663945	0.096663945	JSM Round 3 Site
	6	33 Brookland Company	3b	1	1	0.942159941	0.942159941	outside sewer service area
	6	36 Kriov-Villages @Country View, LLC	15c	1	1	0.07108876	0.07108876	Round 3 Site
7	6	39 Monroe Township	15c	1	1	0.76505911	0.76505911	deed restricted
	6	6 12 06 & 15 01	15c	1	1	0.062071246	0.062071246	deed restricted
	6	6 13 02, 13 03	3b	1	1	15.94572425	15.94572425	Third Round Site
	6	22 01 Ruszala, Boguslaw & Beata	3b	1	1	11.30218934	11.30218934	Third Round Site
	6	24 01, 25 01, 22 02	3b	1	1	2.295371872	2.295371872	partially not in SSA
	6	Ruszala, Boguslaw & Beata, Watkinson, Pamela M.	3b	1	1	7.556696862	7.556696862	not in SSA
	6	Haughland, Corey & Victoria, Loumor, LLC, Tseng, Yang Shen & Judy M.	3b	1	1	15.1891127	15.1891127	partially included. Removed lot 2 01, 3 05, 4 5, & 4 6 revised calculation on developable sheet
	6	3 05, 1 01, 2 01, 4 5, 4 6	3b	1	1	0.83952051	0.83952051	included
	6	3 32 01, 32 02	1, 3b	1	1	0.225293076	0.225293076	on target list for farmland preservation
	6	4 01 Lubowicki, Wayne S	3b, 2	1	1	3.132075167	3.132075167	industrial
8	8	2 08 Farrington Boulevard LLC - Hernandez	4B	1	1	0.46182311	0.46182311	industrial
	8	2 09 Farrington Boulevard LLC - Hernandez	4B	1	1	0.93362029	0.93362029	industrial
	8	2 08 & 2 09	4B	1	1	0.206371672	0.206371672	majority of lot wetlands
	8	2 11	15C	1	1	0.715383854	0.715383854	not in sewer service area
	8	8 01 8 02+ 8 03	15C	1	1	7.332983412	7.332983412	7.36 AND 7.51 BASIN/ OPEN SPACE LOTS. 5 IS LANDLOCKED
	109 21	7 36, 5, 7, 51	3b	1	1	7.158160768	7.158160768	already developed as a heritage center
	13	2 Guru Nanak Sikh Heritage, Inc	3b	1	1	1.065657043	1.065657043	already developed as a heritage center
	13	6 04 Inwardio John J	3b	1	1	2.914286429	2.914286429	included
	13	36 ENGLISH TOWN GAME FARM, INC.	3b	1	1	4.260494928	4.260494928	not in sewer service area
	13	36 ENGLISH TOWN GAME FARM, INC.	3b	1	1	0.377619472	0.377619472	not in sewer service area
13	13 13 03, 13 04	Skeba, Stanley L. & Cassandra D.	3b	1	1	1.459590257	1.459590257	not in sewer service area
	13 13 04 + 13 03	Skeba, Stanley L. & Cassandra D.	3b	1	1	1.144477826	1.144477826	not in sewer service area

13	83 & 82.02	Stratford Developers, LLC, Monroe Township	2 + 15c	1	0.427930982	0.427930982 SFD, deed restricted
13		9.05 Skeks Acres	3b	1	0.150263529	0.150263529 Preserved
14		10.04 Byrne, David R & Diane Lois	3b	1	4.583907304	4.583907304 On target list for farmland preservation
15		3.1 Longo, Chad A. & Maryann	3b	1	4.40942537	4.40942537 included
15		8 Skeks, Joseph M.	3b	1	1.692646843	1.692646843 not in sewer service area
15	9.06 + 10.03	Nativity of Our Lord Parish, Applegraph Estates LLC	1 + 3b	1	1.892204045	1.892204045 On target list for farmland preservation
15.21, 13.1, 3.04		Monroe Township	15c + 15f	1	10.5750414	10.5750414 partially included, removed for 9.06 house of worship on developable sheet
15.26, 2.1, 26.01, 26.02		Skeks Stanley L. Jr., Skeks, Joseph & Laurie H. Skeks Joseph M. & L.	3b	1	15.6910273	15.6910273 deed restricted
16		5 Marlyn, Robert S. & Beverly J.	1	1	8.937866409	8.937866409 partially included, removed lots 1 and 2 from calculation on developable sheet. Not in SSA
16 3.05 + 3.04		Monroe Township	15c	1	1.015474222	1.015474222 included
18		1 Soden, Robert & Davie	15c	1	5.908913988	5.908913988 deed restricted
18		6.09 Monroe Township	15c	1	0.169432766	0.169432766 not in sewer service area
18		7 94 Union Valley Road LLC	15c	1	2.089135212	2.089135212 ROSI
18		27.02 Gaikapati, Bharath Y & Kamashi	3b	1	0.161861998	0.161861998 included
18	14.02, 14.07	MCJ, LLC, Bailey's Farm, LLC.	1, 3b	2	1.31238726	1.31238726 SFD
18	2.01	Esposito, August A. Jr.	3b	1	6.058996797	6.058996797 14.07 on target list for farmland preservation. Revised acreage of 14.02 only on revised sheet
18 7 + 8.05		94 Union Valley Road LLC + Vagiani, Vilya D	3b, 1	1	4.294112926	4.294112926 included
20		1.01 NJ DEP	15c	1	3.781784368	3.781784368 included
20		3.02 Chabad Lubavitch Jewish Ctr Monroe	15c	1	0.445220845	0.445220845 preserved
20		6 Tammara, Robert L.	15c	1	0.220057119	0.220057119 preserved
25		12 Wipstaire Company	15D	1	0.999846441	0.999846441 Religious Center
25		19.04 Pops Farm Market Real Estate LLC	4a	1	1.93963393	1.93963393 not in sewer service area
25		20.01 Renaissance @ Canbury Crossing HOA	1	1	2.029061425	2.029061425 not in sewer service area
25		20.01 Renaissance @ Canbury Crossing HOA	1	1	0.112577351	0.112577351 included
25		20.01 Renaissance @ Canbury Crossing HOA	1	1	0.138574985	0.138574985 very small silver identified. Not developable
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.290687386	0.290687386 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.211464948	0.211464948 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.189725664	0.189725664 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	10.23377641	10.23377641 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	3.131193238	3.131193238 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.283930021	0.283930021 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.263732601	0.263732601 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.28287429	0.28287429 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.169844062	0.169844062 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.071246434	0.071246434 HOA property - deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	9.787310315	9.787310315 not in sewer service area
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.364221689	0.364221689 Monroe Utility department
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.349686808	0.349686808 utility dept
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.177359738	0.177359738 utility dept
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.065570341	0.065570341 utility dept
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.063874501	0.063874501 utility dept
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	2.371684824	2.371684824 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	1.38283911	1.38283911 not in sewer service area
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	3.373120274	3.373120274 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	3.061496787	3.061496787 park, religious center
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.184565209	0.184565209 preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	2.700439351	2.700439351 preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	9.308770173	9.308770173 On target list for farmland preservation
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	9.689308999	9.689308999 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.190354211	0.190354211 preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.09356644	0.09356644 preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.07868038	0.07868038 preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.253048011	0.253048011 preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.098112478	0.098112478 On target list for farmland preservation
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.634650444	0.634650444 County owned
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.169062542	0.169062542 County Owned
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	3.249101545	3.249101545 not in sewer service area
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.358777415	0.358777415 not in sewer service area
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.558529186	0.558529186 County preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.082973963	0.082973963 In farmland preservation plan for target farm and preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	23.32850957	23.32850957 In farmland preservation plan for target farm and preserved
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.296584982	0.296584982 deed restricted, 14 not in SSA
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	11.5050795	11.5050795 SFD
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.203148711	0.203148711 not in sewer service area
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	5.203698095	5.203698095 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.185176297	0.185176297 deed restricted
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	1.706885552	1.706885552 not in sewer service area
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	1.156655914	1.156655914 On target list for farmland preservation
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	4.666213278	4.666213278 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.887272316	0.887272316 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.633774937	0.633774937 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.486082327	0.486082327 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.203094572	0.203094572 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.092038083	0.092038083 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	36.38694945	36.38694945 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.136619255	0.136619255 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	2.160823818	2.160823818 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.109584943	0.109584943 existing home on property
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	9.134342307	9.134342307 On target list for farmland preservation
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	1.842186305	1.842186305 On target list for farmland preservation
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.135356457	0.135356457 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.728013117	0.728013117 included
25		25.01 The Orchards at Monroe HOA, Inc	15f	1	0.133744415	0.133744415 included

35	31.09	MAHOTRA,SATPAL&INDRA,JASPREET	2	1	0.23102728	SFD	
35	31.10	KAUR, KIRANDEEP	2	1	1.814799636	SFD	
35	31.7	BHATTI, ZULFIQAR A & ISLAM, HUMA	2	1	0.290670563	SFD	
35	31.9	MAHOTRA,SATPAL&INDRA,JASPREET	2	1	0.265797208	SFD	
35	31.9	MAHOTRA,SATPAL&INDRA,JASPREET	1	0.059070665	SFD		
35	35 31.7 & 31.8	MAHOTRA,SATPAL&INDRA,JASPREET	2	1	1.478025122	SFD	
35.1	246	REGENCY AT MONROE HOMEOWNERS ASSOC	15F		0.27361818		
35.1	250	TOLL NJ LLP	1	1	0.07927204		
36	3.01	Kniv-Villages @County View, LLC	1	1	0.182978221		
36	3.01	Kniv-Villages @County View, LLC	1	1	0.173379432		
36	3.01	Kniv-Villages @County View, LLC	1	1	0.457975514		
36	3.01	Kniv-Villages @County View, LLC	1	1	0.363738782		
36	3.01	Kniv-Villages @County View, LLC	1	1	0.282477722		
36	3.01	Kniv-Villages @County View, LLC	1	1	0.089157381		
36	3.01	Kniv-Villages @County View, LLC	1	1	0.063472495		
36	3.01	Kniv-Villages @County View, LLC	1	1	0.566172635		
36	3.01	Kniv-Villages @County View, LLC	2	1	1.589668856		
36	3.01	Kniv-Villages @County View, LLC	2	1	0.092790598		
36	3.01	Kniv-Villages @County View, LLC	2	1	0.090826325		
36	3.01	Kniv-Villages @County View, LLC	2	1	0.066253849		
36	3.01	Kniv-Villages @County View, LLC	2	1	0.201154846		
36	3.05	Kniv-Villages @County View, LLC	2	1	0.07946355		
36	6	Kniv-Villages @County View, LLC	2	1	0.272897035		
36	6	Kniv-Villages @County View, LLC	2	1	0.087301738		
36	6	Kniv-Villages @County View, LLC	2	1	0.061114089		
36	6	Kniv-Villages @County View, LLC	2	1	5.344971473		
36	10	SOBECHKO STEPHEN J.	1	1	0.146386658		
36	13	SWALES FAMILY, LLC.	3b	1	13.04170405		
36	13	ENGLISH TOWN GAME FARM, INC.	3b	1	3.352963034		
36	13	ENGLISH TOWN GAME FARM, INC.	3b	1	0.337499182		
36	13	ENGLISH TOWN GAME FARM, INC.	3b	1	0.119160392		
36	13	ENGLISH TOWN GAME FARM, INC.	3b	1	0.096323387		
36	13	ENGLISH TOWN GAME FARM, INC.	3b	1	0.073732386		
36	13	ENGLISH TOWN GAME FARM, INC.	3b	1	0.070079779		
36	14	SWALES FAMILY, LLC	3b	1	16.15396433		
36	14	SWALES FAMILY, LLC	3A	1	8.000569528		
36	14	SWALES FAMILY, LLC	2	1	1.935834739		
36	14	SWALES FAMILY, LLC	3b	1	0.128355041		
36	14	SWALES FAMILY, LLC	3b	1	0.115833568		
36	15	SWALES FAMILY, LLC	3b	1	0.080829718		
36	16.1	ENGLISH TOWN GAME FARM, INC.	3b	1	4.113729406		
36	17.3	ZYGADLO MIROSLAW & IZABELA	3b	1	0.701835381		
36	17.3	ZYGADLO MIROSLAW & IZABELA	3b	1	0.334852424		
36	24	DIBENEDETTO MADDAIN & PASQUALE	3b	1	2.026379857		
36	24	DIBENEDETTO MADDAIN & PASQUALE	3b	1	0.919671161		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	1	1	5.381262721		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	1	1	5.260776137		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 3b	1	1.21960131		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	3b	1	27.3857118		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	3b	1	0.156186		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.196059978		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.065000476		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	1.113149917		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	1.113149917		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	1.569865935		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.193534079		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	5.376490809		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.69439619		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View, LLC - J.C.P & L. - FE Service Tax	2, 1	1	0.062320804		
36	36	Kniv-Villages @County View,					

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
49	12, 03, 14	RAPPEVEA REAL ESTATE LLC	3b, 1	1	4,877,554,68	4,877,554,68	
49	15, 10, 14	HOMETECH HOMES, LLC, NAPIERSKI, BARBARA	1	1	0,430,591,329	0,430,591,329	partially included
50		FARINHAS, CARLOS, NAPIERSKI, BARBARA	3b	1	0,893,705,097	0,893,705,097	included
50		2,332 MANCUSO, TOMMASO & NADIA, R.	3b	1	0,530,053,09	0,530,053,09	included
50		2,332 MANCUSO, TOMMASO & NADIA, R.	3b	1	0,241,148,088	0,241,148,088	included
50		3,32 LUCHY, JOYCE - TRUST	3b	1	0,271,089,14	0,271,089,14	included
50		3,2 LUCHY, JOYCE - TRUST	3b	1	0,214,286,893	0,214,286,893	included
50		4 PANNELLO, CHRISTOPHER	3b	1	0,647,438,047	0,647,438,047	included
50		9,6 KOPPEL, LESLIE	3b	1	1,884,654,284	1,884,654,284	included
50			3b	1	0,074,203,551	0,074,203,551	included
50	2,16, 2,17		3b	1	3,462,003,668	3,462,003,668	included
50	3,02, 2,32		3b	1	0,147,39,227	0,147,39,227	included
50	3,2, 4		3b	1	12,311,30,207	12,311,30,207	included
51			1	1	1,268,706,75	1,268,706,75	included
52		2,14 DOUGLAS, WILLIAM & ANNA	15c	1	0,305,809,545	0,305,809,545	COUNTY PARK LAND
52		2,4 THE COUNTY OF MIDDLESEX	15c	1	0,059,908,355	0,059,908,355	COUNTY PARK LAND
52		2,4 THE COUNTY OF MIDDLESEX	15c	1	1,118,866,155	1,118,866,155	rosi
52		2,6 TOWNSHIP OF MONROE	15c	1	0,181,550,017	0,181,550,017	ROSI
52		3,4 ORG. FOR THE FURTHER OF TRAD IDEALS	15d	1	0,162,81,207	0,162,81,207	YES-NVA
52		4,27 PARKER AT MONROE, INC.	15f	1	1,747,573,224	1,747,573,224	Nursing Home
52		4,27 PARKER AT MONROE, INC.	15f	1	1,194,392,222	1,194,392,222	Nursing Home
52		4,8 431 SCHOOLHOUSE, LLC	2	1	1,242,801,014	1,242,801,014	DEVELOPED WITH SFD
52		9 TOWNSHIP OF MONROE	15f	1	0,462,999,136	0,462,999,136	DEVELOPED WITH SFD
52		10 TOWNSHIP OF MONROE	15f	1	0,143,32,045	0,143,32,045	deed restricted
52		10 TOWNSHIP OF MONROE	15f	1	0,528,865,11	0,528,865,11	deed restricted
52		11 TOWNSHIP OF MONROE	15f	1	0,214,606,263	0,214,606,263	deed restricted
52		12,7 THE COUNTY OF MIDDLESEX	15c	1	0,077,587,17	0,077,587,17	deed restricted
52			1	1	0,283,222,786	0,283,222,786	COUNTY PARK LAND
52	4,27, 4,22, 10	1 MONROE TOWNSHIP	15c	1	4,111,308,353	4,111,308,353	TOWNSHIP of monroe vacant land and Parker
52			1	1	5,480,763,88	5,480,763,88	deed restricted
53		2,4 PERROTH, DONNA & GARY	3b	1	3,982,542,827	3,982,542,827	included
53		8,2 MAVIDA, LLC	3b	1	9,637,863,047	9,637,863,047	included
53		12,4 HYE, LINDA M.	1	1	1,293,884,277	1,293,884,277	included
53		12,4 HYE, LINDA M.	1	1	0,342,034,515	0,342,034,515	included
53		14,5 PAVA, JOAO L. & MARIE L	1	1	1,848,444,427	1,848,444,427	included
53		14,5 PAVA, JOAO L. & MARIE L	1	1	0,792,338,414	0,792,338,414	included
53		16	15c	1	0,218,733,951	0,218,733,951	preserved farm
53		21,5 GREEK'S CORP.	3b	1	3,017,630,739	3,017,630,739	included
53		24 M&T MONROE, JSM	1	1	14,956,42,783	14,956,42,783	prior round project
53		24 M&T MONROE SECTION 2 RETAIL,LLC.	3b	1	3,862,922,929	3,862,922,929	prior round project
53		27 POLICK, JARED	3b	1	18,787,20,045	18,787,20,045	included ALSO 53,21,5,AND 53,6,5
54		5,1 GASH, JOB JR.	3b	1	11,732,980,36	11,732,980,36	NOT IN SEWER SERVICE
54		10,4 INDYK, EUGENE & KAREN	3b	1	9,744,549,706	9,744,549,706	County Target list farmland preservation
55	7, 8 & 10		1	1	9,094,938,693	9,094,938,693	included
56		18,1 TOWNSHIP OF MONROE	15c	1	6,361,018,434	6,361,018,434	MUNICIPAL USE/DETENTION BASIN
60		21,15	2	1	0,212,973,158	0,212,973,158	ALSO 60,1,8,6 AND 60,21,15, 'Preserved
60		28,4 BARNES,WARREN&BRUCE&R.A.J.-TRUSTEES	3b	1	0,159,796,679	0,159,796,679	ALSO 60,1,8,6 AND 60,21,15, 'Preserved
60		28,4 BARNES,WARREN&BRUCE&R.A.J.-TRUSTEES	3b	1	40,893,34,428	40,893,34,428	ALSO 60,1,8,6 AND 60,21,15, 'Preserved
61		3 CW INVESTMENT GROUPS, LLC	1	1	0,064,78,305	0,064,78,305	ALSO 60,1,8,6 AND 60,21,15, 'Preserved
61		3 CW INVESTMENT GROUPS, LLC	1	1	0,382,393,853	0,382,393,853	landlocked
62		7,1 TOWNSHIP OF MONROE	15c	1	0,057,581,538	0,057,581,538	landlocked, not in sewer service area
62		7,1 TOWNSHIP OF MONROE	15c	1	5,989,294,366	5,989,294,366	deed restricted
62		16,09 GVF CONSTRUCTION,LLC.	1	1	0,097,011,379	0,097,011,379	deed restricted
62		26,28 434 GRACE HILL ROAD, LLC.	1	1	1,385,907,673	1,385,907,673	BASIN LOT IN PART OF SUBDIVISION
62	3,2, 3,3	1,6 SKRZYNIAKZ, KRYSZTOF	3b	1	0,124,283,789	0,124,283,789	included
62,6		2 N J NATIGAS CO. PURCHASING DEPT.	1	1	5,138,16,058	5,138,16,058	included
62,6		33,5 FRANKENBERG, HARRY & DAISY	1	1	0,169,221,672	0,169,221,672	included
63		1,1 NEW JERSEY TRKE AUTHORITY	15c	1	0,497,549,519	0,497,549,519	OWNED BY nj natural gas
65		3 MONROE TOWNSHIP UTILITY DEPARTMENT	15c	1	0,370,077,784	0,370,077,784	included
66		3,43 MONROE TOWNSHIP UTILITY DEPARTMENT	15c	1	9,159,341,77	9,159,341,77	TURNPIKE ROW
68		33 CHARELLA, GIROLAMO	1	1	0,702,912,76	0,702,912,76	utility dept land
68		43,1 NJ NATURAL GAS CO PURCHASING DEPT	1	1	0,2134,114,24	0,2134,114,24	utility dept
68		43,2 NJ NATURAL GAS CO PURCHASING DEPT	1	1	1,85142,3939	1,85142,3939	included
68		43,2 NJ NATURAL GAS CO PURCHASING DEPT	1	1	0,51488,632	0,51488,632	OWNED BY nj natural gas
68		43,3 NJ NATURAL GAS CO PURCHASING DEPT	1	1	0,255,584,669	0,255,584,669	landlocked, utility
68		44,3 NJ NATURAL GAS CO PURCHASING DEPT	1	1	0,155,97,7082	0,155,97,7082	OWNED BY nj natural gas
68		44,4 DIPIERRO, HERMINE L.	3b	1	0,196,084,59	0,196,084,59	utility, landlocked
68			3b	1	0,41644,2334	0,41644,2334	not in sewer service area
68	44,07 & 44,04		3b	1	6,335,621,412	6,335,621,412	included
68	44,4, 44,7		3b	1	0,271,852,685	0,271,852,685	not in sewer service area
75		5,8 RIDZOWSKI PROPERTIES, LLC	1	1	1,053,22,963	1,053,22,963	POWERLINES
75		5,8 RIDZOWSKI PROPERTIES, LLC	1	1	0,077,280,178	0,077,280,178	POWERLINES
75		6,1 LAINO, PAUL & ESTIA	2	1	1,256,071,184	1,256,071,184	SFD
75		11 EDWARDS, NATALIE K.	1	1	1,206,421,929	1,206,421,929	included
76	6,4, 6,5	DIPIERRO, ANTHONY & LOUISE &KATHLEEN	3b	1	2,462,548,442	2,462,548,442	included
76		2,05 JENSEN, PETER & DONNA & JENAY C.	3b	1	0,139,999,135	0,139,999,135	On target list for farmland preservation
76		2,05 JENSEN, PETER & DONNA & JENAY C.	3b	1	0,8891,36328	0,8891,36328	On target list for farmland preservation
76		2,05 JENSEN, PETER & DONNA & JENAY C.	3b	1	0,464,8002	0,464,8002	On target list for farmland preservation
76		2,1 STANISLAWCZYK, ERIC & NICOLE	1	1	0,202,807,912	0,202,807,912	included
76		7,6 DIPIERRO, CHARLES & BETH	3b	1	5,286,859,927	5,286,859,927	not in SSA
76		7,6 DIPIERRO, CHARLES & BETH	3b	1	0,150,061,83	0,150,061,83	not in SSA

76	11.7 BERGER, IMPRE & JACQUELINE	1	1	0.9008775	0.9008775 included
76	13.25 ROYAL REALTY, LLC (SITE 200X)	1	1	0.963807688	0.963807688 basin
76	21.4 SUMO PURINE COMPANY	1	1	0.084108696	0.084108696 BASIN LOT ASSOCIATED WITH DEVELOPMENT
76	25.1 ADVENTURE REALTY LLC	1	1	0.783712701	0.783712701 not in sewer service area
76.1 various	76.25.10, 25.11, 25.12, 25.1 VARIOUS OWNERS	1	1	0.133790385	0.133790385 not in sewer service area
77	2.03	1	1	3.240944306	3.240944306 wetlands and approved filed subdivision
77	2.47 Township of monroe	1	1	2.876119332	2.876119332 not in sewer service area
77	2.47 Township of Monroe	1	1	1.113323852	1.113323852 open space
77	3.69 Township of Monroe	1	1	2.576883165	2.576883165 conservation
77	3.7 SINGH, RAKESH	15C	1	0.23862724	0.23862724 deed restricted
77	6.2 SEVA MONROE, LLC.	2	1	4.447359546	4.447359546 open space
77	7 MONROE TOWNSHIP	3B	1	0.116383443	0.116383443 SPD
77	8.1 MONROE TOWNSHIP	15C	1	8.263795619	8.263795619 On target list for farmland preservation
77	8.1 MONROE TOWNSHIP	15C	1	27.41057939	27.41057939 deed restricted
77	10.5 MONROE TOWNSHIP	15C	1	0.96803677	0.96803677 OPEN SPACE
77	10.5 MONROE TOWNSHIP	1	1	0.10295768	0.10295768 OPEN SPACE
77	11.4 TOWNSHIP OF MONROE	15C	1	0.226762171	0.226762171 deed restricted
77	15.48 PATEL, KRUPALI	15c	1	0.182707305	0.182707305 deed restricted
77	15.49 TOWNSHIP OF MONROE	1	1	13.87279804	13.87279804 preserved farm
77	15.49 TOWNSHIP OF MONROE	15C	1	0.43677211	0.43677211 included
77	15.49 TOWNSHIP OF MONROE	15c	1	8.761908882	8.761908882 MUNICIPAL USE
77	15.49 TOWNSHIP OF MONROE	15C	1	7.402904067	7.402904067 municipal use
77	15.49 TOWNSHIP OF MONROE	15C	1	0.271306272	0.271306272 MUNICIPAL USE
77	21 JUVENILE JUSTICE COMM %KEITH POUL	15C	1	0.205362354	0.205362354 MUNICIPAL USE
77	21 JUVENILE JUSTICE COMM %KEITH POUL	15C	1	40.46848311	40.46848311 Statehouse Commission has approved transfer to DEP for Green Acres
77	21 JUVENILE JUSTICE COMM %KEITH POUL	15C	1	1.178880133	1.178880133 Statehouse Commission has approved transfer to DEP for Green Acres
77	22.3 JABLONSKY, ROBERT R.	15C	1	0.324396182	0.324396182 Statehouse Commission has approved transfer to DEP for Green Acres
77.01	3.16 Township of Monroe	15C	1	0.688241439	0.688241439 included
77.05	12 MONROE TOWNSHIP	15C	1	0.178534344	0.178534344 deed restricted
77.1	3.16 TOWNSHIP OF MONROE	15C	1	5.222204674	5.222204674 OPEN SPACE
77.1	3.17 TOWNSHIP OF MONROE	15C	1	0.160480249	0.160480249 OPEN SPACE/DETENTION BASIN
79	6 Perez, Ruth & Gieri Angeli	15C	1	16.15606303	16.15606303 OPEN SPACE
79	9 MUNEZ, JESUS CHINO	1	1	0.274826578	0.274826578 included
81	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	1	1	0.287867871	0.287867871 LANDLOCKED PARCEL
81	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	1	1	0.300602331	0.300602331 not in sewer service area
81	15.1 SANTORA, ANGELA & CORSO, SHIRLEE	1	1	0.252683509	0.252683509 not in sewer service area
81	16.4 COSTA, MARK	1	1	0.145071737	0.145071737 not in sewer service area
81	16.4 COSTA, MARK	1	1	0.081684257	0.081684257 not in sewer service area
82	4.01 ORION II MONROE 8A LOGISTICS	1	1	0.500336034	0.500336034 not in sewer service area
82.12	17 J.C.P. & L.-FE SERVICE TAX DEPT.	1 & 3B	1	26.28249984	26.28249984 warehouse under construction
82.13 6 & 7	J.C.P. & L.-FE Service Tax Dept.	1	1	0.057405072	0.057405072 electric co
82.14	3 BURKART JOS. C/O FRANK BURKART	1	1	0.087208209	0.087208209 electric co
82.15	19 ORION II MONROE 8A LOGISTICS CENTER	1	1	0.057404897	0.057404897 not in sewer service area
83	12.04 SMITH, MICHAEL	3B	1	0.057409423	0.057409423 included
83	12.04 SMITH, MICHAEL	3B	1	0.057405022	0.057405022 not in sewer service area
83	12.04 SMITH, MICHAEL	3B	1	3.621653769	3.621653769 not in sewer service area
83	J.C.P. & L.-FE SERVICE TAX DEPT.	3B	1	1.889891356	1.889891356 included
83.04 11 & 12	VARIOUS OWNERS	1	1	0.266472302	0.266472302 not in sewer service area
83.06 5, 7, 9	13 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.226609548	0.226609548 not in sewer service area
83.10 VARIOUS	15 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.085846026	0.085846026 electric co
83.12	19 COUNTY OF MIDD.ESEX	1	1	0.139211692	0.139211692 not in sewer service area
83.12	35 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.233748828	0.233748828 not in sewer service area
83.12	39 J.C.P. & L.-FE SERVICE TAX DEPT.	15c	1	0.057405196	0.057405196 electric co
83.12	41 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.057405214	0.057405214 utility co
83.14	1 NJ NATURAL GAS CO. PURCHASING DEPT	1	1	0.057405337	0.057405337 electric co
83.2	13.1 HOMETECH HOMES, LLC	1	1	0.057404838	0.057404838 utility co
83.2	40 MAFRA, GRAOE	1	1	0.062590939	0.062590939 utility co
83.3	7 SMITH, W.C/O.S. P SMITHMD, TTL	1	1	0.398436603	0.398436603 included
83.3	9 DEMARCO, DAVID L.	1	1	0.057404498	0.057404498 not in sewer service area
83.4	35 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.057405341	0.057405341 not in sewer service area
83.6	3 HONDO, RONALD & SUSAN M.	1	1	0.057405162	0.057405162 not in sewer service area
83.7	1 NJ NATURAL GAS CO. PURCHASING DEPT	1	1	0.057405018	0.057405018 electric co
83.8	1 DEMARCO, DAVID L.	1	1	0.057405084	0.057405084 not in sewer service area
83.8	13 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.057405056	0.057405056 Utility
83.8	15 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.057404736	0.057404736 not in sewer service area
83.8	43 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.057404807	0.057404807 electric co
83.8 17, 40	J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.057404665	0.057404665 electric co
83.8 19.20, 37	J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.057404761	0.057404761 utility co
84	11 VAUGHIERA M. C/O KEN BRAD TTL	1	1	0.114809911	0.114809911 utility co
84	19 CASTELLANOS, EDWIN	3B	1	0.172213834	0.172213834 utility co
88	6 ST. JAMES CATHOLIC CHURCH	15D	1	0.525640339	0.525640339 not in sewer service area
88 3.4, 5	1 ROUTE FAMILY ASSOCIATES,L.P.	15D	1	0.865557884	0.865557884 not in sewer service area
90	2 ROUTE ANTHONY J	1	1	0.217397023	0.217397023 CHURCH
91	3.03 TOWNSHIP OF MONROE	15C	1	0.390339478	0.390339478 CHURCH
95	3.03 TOWNSHIP OF MONROE	15C	1	0.272651	0.272651 not in sewer service area
96	1 Wizard Enterprise Ltd Nj Ltd Ttl	1	1	0.089017835	0.089017835 not in sewer service area
96	1 Wizard Enterprise Ltd Nj Ltd Ttl	1	1	0.279882961	0.279882961 not in sewer service area
96	1 Wizard Enterprise Ltd Nj Ltd Ttl	1	1	0.089151945	0.089151945 Detention basin/ small tract
96	1 Wizard Enterprise Ltd Nj Ltd Ttl	1	1	0.095696983	0.095696983 DETENTION BASIN
96	1 Wizard Enterprise Ltd Nj Ltd Ttl	1	1	0.314953804	0.314953804 transmissions lines
96	1 Wizard Enterprise Ltd Nj Ltd Ttl	1	1	0.099131605	0.099131605 transmissions lines

103	9 Titus, Donald E. & Alma Marie	3B	1	3.094253088	3.094253088	not in sewer service area
103	11 Nj Natural Gas Co. Purchasing Dept	15D	1	0.061996348	0.061996348	utility
103	50 MINISTERIO INTERNACIONAL LA SENDA		1	0.269198879	0.269198879	associated with church assessed in Jamesburg
105 2, 3	most owned by monroe utility dept.	15c	1	0.279393526	0.279393526	included
106.09 27-33	1.1 BORO OF JAMESBURG		1	0.34025305	0.34025305	Utility property
106.12	6 EMILIO DEVELOPMENT INC	15C	1	0.249695431	0.249695431	DPW
106.15 13,20,21	1 MONROE TOWNSHIP UTILITY DEPARTMENT		1	1.377070282	1.377070282	not in sewer service area
106.16	3 MCDADD, ROBERT % RENAISSANCE PROP	15C	1	0.05718719	0.05718719	not in sewer service area
106.17	14 OLD FORGE PROPERTIES, LLC.		1	0.057404231	0.057404231	sewer disposal
106.3	16 ALMEIDA, RUI & ROSE	15C	1	0.057404363	0.057404363	not in sewer service area
106.3	18 SPICUZZO, C. C/O MARIA ELEERT		1	0.057404031	0.057404031	not in sewer service area
106.3	20 OLD FORGE PROPERTIES, LLC.		1	0.05740401	0.05740401	approved development
106.3 22, 23, 24	6 N J NATURAL GAS CO. PURCHASING DEPT	1	1	0.172210513	0.172210513	not in sewer service area
106.44 8, 9	J.C.P. & L.-FE SERVICE TAX DEPT./ EMILIO DEVELOP.	1	1	0.226860642	0.226860642	UTILITY PROPERTY
106.45	2 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.832208685	0.832208685	UTILITY PROPERTY
106.46	1 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.459230152	0.459230152	UTILITY PROPERTY
106.46	14 MONROE TOWNSHIP	15C	1	0.22961508	0.22961508	electric co
106.46	23 EMILIO DEVELOPMENT, INC.		1	0.395860364	0.395860364	deed restricted
106.46	26 EMILIO DEVELOPMENT, INC.	1	1	0.459227982	0.459227982	not in sewer service area
106.46	31 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.459228568	0.459228568	included
106.47	1 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.439474992	0.439474992	UTILITY PROPERTY
106.47	6 EMILIO DEVELOPMENT, INC.	1	1	0.229116539	0.229116539	utility co
106.48	23.01 PICKETT RAYMOND E. & DOROTHY	1	1	0.225709306	0.225709306	included
106.48	32 J.C.P. & L.-FE SERVICE TAX DEPT.	1	1	0.902177215	0.902177215	Landlocked
106.48 6,7	11 OLD FORGE PROPERTIES, LLC.	1	1	0.110336945	0.110336945	UTILITY PROPERTY
106.5	21 OLD FORGE PROPERTIES, LLC.	1	1	0.903596336	0.903596336	included
106.50	8 OLD FORGE PROPERTIES, LLC.	1	1	0.231972546	0.231972546	approved development
106.51	26 OLD FORGE PROPERTIES, LLC.	1	1	0.459236011	0.459236011	approved development
106.52	21.3 Ocean Coast Realty LLC	1	1	0.426728161	0.426728161	approved development
106.6	27 PERRAZZO, J.P. TRUST/FERRARO, M. TRUST	1	1	0.305574864	0.305574864	approved development
106.61	31 SPICUZZA, C. C/O MARIA ELETRI	1	1	0.587542367	0.587542367	landlocked
106.61	1.1 HOLMES, JAMES AND LINDA	1	1	0.057404065	0.057404065	included
106.7 32, 33	TOWNSHIP OF MONROE	15F	1	0.057404189	0.057404189	included
106.7 35, 36	TOWNSHIP OF MONROE	15F	1	1.549392694	1.549392694	included
106.7 41, 42	TOWNSHIP OF MONROE	15F	1	0.067182109	0.067182109	deed restricted
106.81	1.01 CHANDWANI, ASHISH & BHAVNA	15F	1	0.10463917	0.10463917	deed restricted
106.89	31 Township Of Monroe	2	1	0.102842646	0.102842646	deed restricted
106.91	1.03 MONROE TOWNSHIP UTILITY DEPARTMENT	15F	1	1.343234405	1.343234405	SFD
106.91	1.03 MONROE TOWNSHIP UTILITY DEPARTMENT	15C	1	0.394427796	0.394427796	deed restricted
106.91	47.01 Township Of Monroe	15C	1	0.211198732	0.211198732	municipal use
106.94	2 Township Of Monroe	15C	1	0.082296542	0.082296542	municipal use
107	9 MORVILLE, MICHAEL J	15C	1	0.240591473	0.240591473	deed restricted
107	9 MORVILLE, MICHAEL J	1	1	0.472721948	0.472721948	deed restricted
107	23 JAKUBOWSKI, RONALD & ANNE	1	1	0.717978278	0.717978278	included
107	27 NJ NATURAL GAS CO. PURCHASING DEPT	1	1	0.136710189	0.136710189	included
107	29 ALY, JASER	1	1	2.840314484	2.840314484	included
107 24.2, 25	30 MADOFFERI, VINCENT & GIUSEPPINA	1	1	0.419987921	0.419987921	UTILITY
108.14	1.19 Township of Monroe	15C	1	0.207168909	0.207168909	included
109	1.01 Township of Monroe	15C	1	5.054892627	5.054892627	included
109.1	21 SIDOL, ZYGUNT T. & ANNA S	1	1	0.409275454	0.409275454	included
109.10	29 CHARALA, MICHELE & LEGATO, ANGELA	15C	1	2.292957393	2.292957393	Retention pond
109.13	VARIETY OF USERS	1	1	0.24493663	0.24493663	Muni use
109.13 1, 2, 3, 31	19 ONDAKYO, PAUL G. & FRANCES	15C/ 1	1	3.232363445	3.232363445	MUNICIPAL USE
109.14	1.1 Township Of Monroe	1	1	0.538976043	0.538976043	included
109.15	3 Aly, Jaser	15C	1	0.506544765	0.506544765	included
109.16	6 TOWNSHIP OF MONROE	1	1	1.829218175	1.829218175	included with lot 1 (deed restricted) removed on revised calc
109.2	20 TULL, KIMBERLY & GUERRA, KELVIN	15C	1	0.361325926	0.361325926	included
109.2 8, 12, 16	TOWNSHIP OF MONROE	15C	1	0.549078266	0.549078266	Retention pond
109.21	7.72 TOWNSHIP OF MONROE	15C	1	0.94445071	0.94445071	parcel is landlocked
109.21 16.2, 17.3	14.02 NADARAJAH, SIVAKUMAR & SIVAKUMAR V	15C	1	0.367173476	0.367173476	OPEN SPACE
109.23	RIHACEK, HOWARD & JOHN	1	1	0.460283228	0.460283228	included
109.24	18 DISALVO, DONALD & JOANN CASSANO	1	1	4.133067307	4.133067307	MUNICIPAL USE
110 1.4 & 1.5	23 MALONEY, MARGARET C/O MALONEY	15F	1	13.8208598	13.8208598	MUNICIPAL USE- OPEN SPACE ASSOCIATED WITH SUBDIVISION
129.22	PERRY, JOHN J. & MELODY J. (Lot 1 & 4) & TOWNSHIP OF MONROE	15F	1	0.460243861	0.460243861	included
129.22	1 LONGO, CATHERINE	1	1	0.764828836	0.764828836	included; 17.3 is municipal use for basin. Revised on final sheet to only include 16.2
147.12	1 Yamani,kaddour & Lori Ann&ndice,m	1	1	0.446948337	0.446948337	included
148.54	66 TOWNSHIP OF MONROE	1	1	0.42284337	0.42284337	included
147.14	53.01 MITCHELL, ROBERT G	1	1	0.276154073	0.276154073	disabled veteran/ deed restricted
148	21.3 REYNOLDS, GREGORY & HORSCH, MARY	3b	1	0.132638006	0.132638006	SMALL SILVER ON FRONT OF PROPERTY not developable
148	30 KASHI CONSULTING COMPANY	3b	1	0.153027472	0.153027472	included
148	36 CHANDRAN DHEEPA RAJU & RAVIR	2	1	0.47847289	0.47847289	deed restricted
148	36.1 MONROE TOWNSHIP	15C	1	0.322387396	0.322387396	included
148.41	36 Township Of Monroe	15C	1	0.898406536	0.898406536	not in sewer service area
148.41	1 Township Of Monroe & Hometech Homes, Llc.	15C & 2	1	5.132481615	5.132481615	included
148.54	29.1 FEITEIRA, ISABEL	1	1	3.427408459	3.427408459	included
148.54	66 Township of Monroe	15C	1	0.193459393	0.193459393	residential
				0.47749832	0.47749832	landfill
				0.419871728	0.419871728	deed restricted
				0.299251608	0.299251608	deed restricted & SFH has been built on this site
				0.828325076	0.828325076	included
				31.81930838	31.81930838	deed restricted

148.54	66 Township Of Monroe	15C	1	3.637179653	3.637179653 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	0.27931622	0.27931622 deed restricted
148.54	66 Township Of Monroe	15C	1	0.123151291	0.123151291 deed restricted
148.54	66 Township Of Monroe	15C	1	0.07475308	0.07475308 deed restricted
148.6	27 republic services	1	1	0.310824202	0.310824202 landfill
155	24 CATALANO,JENNIFER & MADDEN,GREGG	1	1	0.077779933	0.077779933 included
169	5.8 Township Of Monroe	15C	1	0.114436261	0.114436261 deed restricted
169	7 PUSHTEL CONSTRUCTION, INC.	1	1	0.145401906	0.145401906 subdivided and under construction
169.19	58 Sayreville Borough	1	1	0.135653277	0.135653277 basin/ conservation lot
169.19	58 Sayreville Borough	1	1	0.218240936	0.218240936 owned by Sayreville Borough for Municipal Use
169.19	58 Sayreville Borough	1	1	0.212467435	0.212467435 owned by Sayreville Borough for Municipal Use
169.19	58 Sayreville Borough	1	1	0.069100637	0.069100637 owned by Sayreville Borough for Municipal Use
169.22	2.6 SHARADA REALTY, LLC.	1	1	0.560807421	0.560807421 MUNICIPAL BASIN USE
169.22	2.6 SHARADA REALTY, LLC.	1	1	0.187269314	0.187269314 MUNICIPAL BASIN USE
169.22	8 Sayreville Borough	1	1	0.081130565	0.081130565 owned by Sayreville Borough for Municipal Use
169.22 10 & 12	Sayreville Borough	1	1	0.166271068	0.166271068 owned by Sayreville Borough for Municipal Use
169.22 10 & 9	Township Of Monroe	15C	1	2.18947502	2.18947502 deed restricted
169.22 3, 4, 5, 6, 7, 8	Sayreville Borough	1	1	2.837840887	2.837840887 owned by Sayreville Borough for Municipal Use
202	1 NEW JERSEY TPKE AUTHORITY	15C	1	0.311879995	0.311879995 TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.302531122	0.302531122 TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15c	1	0.177689544	0.177689544 TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.110111436	0.110111436 TURNPIKE ROW
202	1 NEW JERSEY TURNPIKE AUTHORITY	15C	1	0.104056509	0.104056509 TURNPIKE ROW
1	3 Monroe Township	3b	1	0.70122857	0.70122857 deed restricted
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)
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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