



40 Paterson Street  
 P.O. Box 480  
 New Brunswick, NJ 08901  
 Tel: (732) 545-4717 Fax: (732) 545-4579  
 www.hoaglandlongo.com

Joseph D. Palombit  
 Partner  
 jpalombit@hoaglandlongo.com

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**E-FILED (HARD COPY TO FOLLOW)**

The Honorable Thomas D. McCloskey, J.S.C.  
 Middlesex County Superior Court  
 56 Paterson Street  
 New Brunswick, NJ 08903-0964

**Re: In the Matter of the Application of the Township of Piscataway**

Our File No.: 14576457 - AI

Docket No.: MID-L-502-25

Dear Judge McCloskey:

As you know, our office represents the Township of Piscataway (the “Township”) as counsel in the above-referenced matter. On or about February 20, 2026, this Court entered a Decision and Order Finding that the Township’s Housing Element and Fair Share Plan (“HEFSP”) was not currently compliant, transferring the matter to the Superior Court, and extending immunity per N.J.S.A. 52:27D-304.1(f)(2)(d). Pursuant to the February 20<sup>th</sup> Order, the Township was required to either adopt and file its proposed amended HEFSP as well as the implementing ordinances and resolutions, or, alternatively, to adopt a binding resolution committing to the adoption of implementing ordinances and resolutions following the resolution of the dispute, with necessary adjustments.

There is presently an ongoing dispute between the Township and M&M at Hoes Lane, LLC (“M&M”), a challenger to the Township’s HEFSP. While the dispute is ongoing, the Township and M&M have been meeting weekly to resolve the dispute. Once a resolution is reached, the Township will work with both Fair Share Housing Center (“FSHC”) and the court-appointed special adjudicator, Jennifer Beahm, to ensure that all parties approve of any proposed changes/amendments to the Township’s HEFSP.

Due to that ongoing dispute with M&M and in compliance with the Township’s obligations under the New Jersey Fair Housing Act (“FHA”), N.J.S.A. 52:27D-304.1(f)(2)(d), the Township adopted a binding resolution committing to the adoption of implementing ordinances and resolutions following resolution of the dispute. That resolution, Resolution #26-72, is enclosed and filed herewith for review.

The Township is working diligently to prepare and adopt all necessary implementing ordinances and resolutions. The following approved documents are also being submitted today for review by the Court and FSHC:

1. Amended Fourth Round Housing Element and Fair Share Plan prepared by Harbor Consultants, Inc. dated February 18, 2026;
2. Planning Board Resolution dated March 11, 2026 Adopting the Township's Amended Fourth Round Housing Element and Fair Share Plan;
3. Resolution #26-96 adopting the Township's Fourth Round Spending Plan;
4. Resolution #26-97 approving a Memorandum of Agreement with Macedonia Roosevelt 1, LLC related to the proposed 100% affordable housing project included in the Township's Amended Fourth Round Housing Element and Fair Share Plan; and
5. Resolution #26-98 endorsing the Township's Amended Fourth Round Housing Element and Fair Share Plan.

In addition, the Township introduced several implementing ordinances for first reading at the March 12, 2026 Council Meeting, including the following:

1. Ordinance amending the Township's Affordable Housing Ordinance; and
2. Ordinance amending the zoning for multiple properties for which development projects were included in the Township's Amended Fourth Round Housing Element and Fair Share Plan.

These ordinances will be on for second reading and public hearing at the April 14, 2026 Township Council meeting. As these ordinances are adopted, the Township will update the Court and all interested parties expeditiously and is committed to making any necessary changes in as timely a manner as possible.

We thank the Court for its attention to this matter. Should you have any questions, please do not hesitate to contact our office.

Respectfully submitted,

*Joseph D. Palombit /s/*

JOSEPH D. PALOMBIT

JPA:jpa

Enclosures

cc: Irina B. Elgart, Esq., counsel for M&M at Hoes Lane, Inc. [by email]  
Joshua D. Bauers, Esq., Fair Share Housing Center [by email]  
Jennifer Beahm, Special Adjudicator [by email]