

**BOROUGH OF TINTON FALLS  
COUNTY OF MONMOUTH**

R-25-031

**RESOLUTION OF THE BOROUGH OF TINTON FALLS, COUNTY OF MONMOUTH,  
STATE OF NEW JERSEY SEEKING AN ADJUSTMENT TO ITS PRESENT AND  
PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATION IN COMPLIANCE  
WITH THE REQUIREMENTS OF THE AMENDED FAIR HOUSING ACT**

**WHEREAS**, the Borough of Tinton Falls, County of Monmouth, State of New Jersey, (hereinafter, "Borough" or "Tinton Falls") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations and in fact obtained a Final Round Three Judgment of Compliance and Repose on from the Court in the matter captioned In the Matter of the Application of the Borough of Tinton Falls, County of Monmouth, Superior Court of New Jersey, Law Division, Docket No. MON-L-2475151 thereby immunizing the Borough from builder's remedy litigation until July 1, 2025 (the "Third Round Litigation"); and

**WHEREAS**, all Third Round projects were conceived, planned, and designed through a comprehensive negotiated planning process and are currently under various stages of development from pre-construction to completion and occupancy; and

**WHEREAS**, the Borough continues to actively implement its Court-approved Third Round Housing Element and Fair Share Plan and will continue to do so moving forward; and

**WHEREAS**, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

**WHEREAS**, the Amended FHA requires the Department of Community Affairs ("DCA") to provide an estimate of the present need, also referred to as the rehabilitation obligation, and the Round 4 prospective need of all municipalities by October 20, 2024 based upon the criteria on the Amended FHA; and

**WHEREAS**, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the present need and the Round 4 prospective need obligation for all municipalities based upon its interpretation of the standards in the Act; and

**WHEREAS**, the DCA Report calculates Tinton Falls's Round 4 (2025-2035) Present Need (Rehabilitation) Obligation as 413 and its Round 4 Prospective Need Obligation as 219; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and

**WHEREAS**, the Amended FHA provides that, irrespective of the DCA's calculations, municipalities have the ability to either accept, or provide alternate calculations for, the DCA's "present and prospective fair share obligation(s)...by binding resolution no later than January 31, 2025", a deadline which was later extended to February 3, 2025 by the Administrative Office of the Courts ("AOC") via a directive issued on December 19, 2024; and

**WHEREAS**, the Borough does not accept the DCA's Fourth Round Present Need (Rehabilitation) calculation of 413 units and also does not accept the DCA's calculation of the Borough's Land Capacity Allocation Factor, which is a factor that is part of the DCA's calculation of the Borough's Fourth Round Prospective Need (New Construction) calculation of 219; and

**WHEREAS**, as to the Land Capacity Allocation Factor, the Borough notes that the DCA belatedly provided the data it used to establish this factor, i.e., on or about November 27, 2024, instead of by October 20, 2024; and

**WHEREAS**, the Borough further notes that the link to the DCA GIS data that the DCA belatedly made available to municipalities includes the following language: "The land areas identified in this dataset are based on ... the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of

developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program" (emphasis added); and

**WHEREAS**, the Borough maintains that the areas the DCA identified as developable are overinclusive and, consequently, the Borough's Planner, has prepared an expert report, attached hereto as Exhibit A; and

**WHEREAS**, correcting the Land Capacity Allocation Factor from 1.58% to 1.31 % results in the reduction of Tinton Falls Fourth Round Prospective Need (New Construction) Obligation from 219 to 181; and

**WHEREAS**, Section 3 of the Amended FHA provides that: "the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7 of the Amended FHA; and

**WHEREAS**, therefore, the Borough's determination of its Fourth Round Prospective Need (New Construction) Obligation is entitled to a "presumption of validity" because it complies with Sections 6 and 7 of the Amended FHA; and

**WHEREAS**, in addition to the foregoing, the Borough specifically reserves the right to adjust its fair share obligations in accordance with applicable Council on Affordable Housing ("COAH") regulations or other applicable law based on one or more of the foregoing adjustments if applicable: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment, whether predicated upon lack of sewer or lack of water; and/or 4) an adjustment predicated upon regional planning entity formulas; and

**WHEREAS**, in addition to the foregoing, the Borough specifically reserves all rights to revoke or amend this resolution and commitment, as may be necessary, in the event of a successful challenge to the Amended FHA in the context of the case The Borough of Montvale v. the State of New Jersey (MER-L-1778-24), any other such action challenging the Amended FHA, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in addition to the foregoing, the Borough reserves the right to take a position that its Fourth Round Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

**WHEREAS**, in addition to the foregoing, nothing in the Amended FHA requires or can require an increase in the Borough's Fourth Round Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of the Amended FHA is to establish unchallenged numbers by default on March 1, 2025; and

**WHEREAS**, in addition to the foregoing, the Borough reserves the right to adjust its Fourth Round Prospective Need (New Construction) Number if the updated State Plan is adopted by the State and the Borough goes through the State Plan Cross-Acceptance Process; and

**WHEREAS**, the Borough further notes that the link to the DCA GIS data that the DCA belatedly made available to municipalities includes the following language:

"The land areas identified in this dataset are based on the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program." (emphasis added)

**WHEREAS**, the process established by the Amended FHA creates an opportunity to object by interested parties opposing the obligations to which a municipality commits, thereby creating the potential for litigation over the obligations of the municipality; and

**WHEREAS**, the Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025 as to its obligations.

**WHEREAS**, in light of the above, the Borough of Tinton Falls finds that it is in its best interest to declare its obligations in accordance with this binding resolution in accordance with the Act. And

**WHEREAS**, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

**WHEREAS**, the Borough Council of the Borough of Tinton Falls believes it is in the best interest of its residents to maintain immunity from builder's remedy litigation, and therefore seeks a certification of compliance with the Act and directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Tinton Falls, County of Tinton Falls, State of New Jersey, as follows:

1. All of the Whereas Clauses are incorporated into the operative clauses of this Resolution as if set forth at length herein.

2. For the reasons set forth in this Resolution, the Borough Council hereby does not accept the DCA Fourth Round Present Need (Rehabilitation) Obligation of 419 and will conduct a windshield survey to establish the appropriate obligation and it accepts the adjusted Fourth Round Prospective Need (New Construction) Obligation of 181 as described in this Resolution, subject to all reservations of rights, which specifically include, without limitation, the following:

- a) The right to adjust the Borough's fair share obligations based on a windshield survey or similar survey, a Vacant Land Adjustment, a Durational Adjustment, and all other applicable adjustments, permitted in accordance with applicable COAH regulations or other applicable law; and
- b) The right to revoke or amend this Resolution in the event of a successful legal challenge, or legislative change, to the Amended FHA; and
- c) The right to take any contrary position, or adjust its fair share obligations, in the event of a third party challenge to the Borough's fair share obligations.

3. Pursuant to the requirements of the FHA as amended, and the Administrator of the Court's (AOC) Directive #14-24, the Borough Council hereby directs its Affordable Housing Counsel to file a Declaratory Judgment Complaint with this Resolution and supporting expert report so that the Borough may maintain immunity from builder's remedy litigation.

4. This resolution shall take effect immediately, according to law.

*Risa Clay*

Risa Clay, Council President

BOROUGH OF TINTON FALLS COUNCIL

Council Member	Moved	Second	Ayes	Nays	Absent	Abstain
Mr. Alessi			X			
Ms. Buckley			X			
Dr. Dobrin	X		X			
Mr. Nesci		X	X			
Mrs. Clay			X			

**CERTIFICATION**

I, Michelle Hutchinson, Borough Clerk of the Borough of Tinton Falls, hereby certify the foregoing to be a true copy of a resolution adopted by the Tinton Falls Borough Council at their meeting held January 21, 2025.

WITNESS, my hand and the seal of the Borough of Tinton Falls this 21<sup>st</sup> day of January 2025.

*MH*

Michelle Hutchinson  
Borough Clerk



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

The methodology used by the Department of Community Affairs (DCA) yields a Fourth-Round obligation of 219 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 Tinton Falls 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 181 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. The Borough of Tinton Falls has been and continues to be, as per the FHA, in Region 4. This region includes Monmouth, Ocean, and Mercer 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 4 is determined to be 13,822 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 Tinton Falls is overinclusive. Accordingly, I believe the developable land should be adjusted from 138.13 acres to 47.62 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.

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 181 not 219.

**Tinton Falls Fourth Round Obligation  
Methodology Summary**

	DCA	LSA
Household Change (Region 4)	34,554	34,554
Low & Mod Home Estimate (Region 4)	13,822	13,822
Nonresidential Valuation Factor	2.13%	2.31%
Regional Income Capacity Factor	1.21%	1.21%
Land Capacity Factor	1.22%	0.42%
Average Factor	1.58%	1.31%
<b><i>Gross Prospective Need</i></b>	<b>219</b>	<b>181</b>

Block	Lot	Owner	Property Class	SSA	Weight Fact	WeightedAc	VacantAcre	Notes
31.01	1.02 & 2	2 HANCE AVE, LLC & FIRST REFORMED CHURCH	4A	y	1	0.13716028	0.13716028	religious building/school
37		4 MONMOUTH REFORM TEMPLE	15D	y	1	1.89077248	1.89077248	religious building
54	1 & 2	GERZSENYI, ZOLTAN & EDITH		1 y	1	0.906336396	0.906336396	included
56		15 DALY, GREGORY & D'AMORE, ELLEN		1 y	1	0.164171905	0.164171905	SFD
60.02		11 US GOV-NAD EARLE	15C	y	1	0.263538069	0.263538069	Naval Weapons Station Earle
81		5.01 DELAGE, JOAN		1 y	1	0.142638638	0.142638638	landlocked
81		9.05 MY BEN ASSOC. LLC		1 y	1	0.12830751	0.12830751	too small
81.01		25.02 MEYER, WILLIAM E. & CHRIS J.		1 y	1	1.682806462	1.682806462	included
87		1 ANDERSON, KENNETH & SUZANNE	3B	y	1	0.992056351	0.992056351	included
91		1 CARNEY, HENRY J & ELIZABETH	3B	y	1	1.604111568	1.604111568	included
97		2.01 PROVIDENT INVESTORS LLC		1 y	1	0.341581653	0.341581653	included
97	29.02 & 29.03	COUNTY OF MONMOUTH	15C	y	1	1.1080659	1.1080659	County property
98		9 BONGARZONE, FRANK R. JR.	3B	y	1	0.648537537	0.648537537	included
100		1 BOROUGH OF TINTON FALLS	15C	y	1	0.174902783	0.174902783	municipal property
100		1 BOROUGH OF TINTON FALLS	15C	y	1	0.388361957	0.388361957	municipal property
101		1 FT MONMOUTH ECON.REVITALIZATION AUT	15C	y	1	2.703626061	2.703626061	Fort Monmouth- already considerec
101		1 FT MONMOUTH ECON.REVITALIZATION AUT	15C	y	1	2.498210976	2.498210976	Fort Monmouth- already considerec
105		11 SARCONE, MICHAEL & JACLYN		2 y	1	1.142605982	1.142605982	SFD
105		41 HARVEY, HERBERT & ZELKOVITZ, H		1 y	1	1.219741061	1.219741061	Landlocked with no access
106.01	2.01 & 3.01	n/a & STAVOLA REALTY COMPANY/BLDG B	n/a & 1	y	1	0.214929725	0.214929725	included
106.03	1.01 & 3.01	STAVOLA REALTY COMPANY/BLDG B		1 y	1	0.362566944	0.362566944	Landlocked with no access
106.04	1 & 7.01	STAVOLA REALTY COMPANY/BLDG B & STATE OF NJ-DOT	1 & 15C	y	1	0.752698096	0.752698096	NJ DOT ROW
106.05		12 STAVOLA REALTY COMPANY/BLDG B		1 y	1	0.535413933	0.535413933	included
106.06		25 ST.THOMAS A.M.E. ZION CHURCH	15D	y	1	0.299150066	0.299150066	church property
106.07	17.03, 20, 21	SCMI PROPERTIES, LLC/BLDG B & STAVOLA SAND & GRAVEL, INC.		1 y	1	6.257921689	6.257921689	Lots 20 & 21 are landlocked with no access. They also are not vacant. Currently being used as part of Stavola's asphalt plant
108	4 & 5	SASPH PROPERTIES, LLC/BLDG B & STAVOLA REALTY COMPANY/BLDG B	n/a & 1	y	1	0.156298323	0.156298323	included
109	12.01	Stavola	n/a	y	1	0.061056285	0.061056285	approved and under development
109	12.01	Stavola	n/a	y	1	0.151133473	0.151133473	approved and under development
109	29.02	Stavola	n/a	y	1	0.068865931	0.068865931	approved and under development
109	12.01, 13.01, 15	Stavola	n/a	y	1	1.761467627	1.761467627	approved and under development
109	18 & 12.01	Stavola	n/a	y	1	1.052096462	1.052096462	approved and under development
109	19, 22, 23	Stavola	n/a	y	1	1.917512823	1.917512823	approved and under development
109	9.01, 12.01, 13.	n/a & STATE OF NJ-DOT	n/a & 15C	y	1	3.403258678	3.403258678	NJ DOT
109.01	31.01, 32.02, 33	RED BANK RECYCLING CONTAINER SERVIC, SCC PROPERTIES,LLC/BLDG B		1 y	1	1.490187023	1.490187023	included
110.02		9.01 STAVOLA REALTY COMPANY/BLDG B		1 y	1	0.349666785	0.349666785	industrial
110.02		56.02 STAVOLA REALTY CO/BLDG B		1 y	1	0.078804391	0.078804391	industrial area/ landlocked
111	2.01 & 3	EAST SM, LLC		1 y	1	2.315189323	2.315189323	industrial
112	1.01, 3, 4	MARPAL COMPANY%REPUBLIC SERVICES, FIRST EN		1 y	1	1.268932132	1.268932132	part of waste disposal property
115		4.03 STAVOLA REALTY COMPANY/BLDG B		1 y	1	0.309736483	0.309736483	part of flex space approval
115		5.01 BOROUGH OF TINTON FALLS	15C	y	1	0.132294315	0.132294315	municipal property
115		5.01 BOROUGH OF TINTON FALLS	15C	y	1	0.082040209	0.082040209	municipal property
115		5.01 BOROUGH OF TINTON FALLS	15C	y	1	1.411791149	1.411791149	municipal property
115		5.01 BOROUGH OF TINTON FALLS	15C	y	1	4.746558377	4.746558377	municipal property
115		5.01 BOROUGH OF TINTON FALLS	15C	y	1	1.113272333	1.113272333	municipal property
115		5.01 BOROUGH OF TINTON FALLS	15C	y	1	1.65183414	1.65183414	municipal property
115		5.01 BOROUGH OF TINTON FALLS	15C	y	1	0.109790201	0.109790201	municipal property
115		6.01 BOROUGH OF TINTON FALLS	15C	y	1	0.082859648	0.082859648	municipal property
115		6.01 BOROUGH OF TINTON FALLS	15C	y	1	0.180952962	0.180952962	municipal property
115		6.01 BOROUGH OF TINTON FALLS	15C	y	1	0.470553551	0.470553551	municipal property
115		6.01 BOROUGH OF TINTON FALLS	15C	y	1	0.097535606	0.097535606	municipal property
115		11.01 JSM AT 1470 SHAFTO ROAD, LLC		1 y	1	0.528721052	0.528721052	developed with warehouse
115		11.01 JSM AT 1470 SHAFTO ROAD, LLC		1 y	1	0.649710728	0.649710728	developed with warehouse
115		11.01 JSM AT 1470 SHAFTO ROAD, LLC		1 y	1	0.121046206	0.121046206	developed with warehouse
115		11.01 JSM AT 1470 SHAFTO ROAD, LLC		1 y	1	0.144006885	0.144006885	developed with warehouse
115		11.01 JSM AT 1470 SHAFTO ROAD, LLC		1 y	1	11.9890535	11.9890535	developed with warehouse
115	4.02, 4.03, 6.01	STAVOLA REALTY COMPANY/BLDG B & BOROUGH (1 & 15C		y	1	2.598234076	2.598234076	flex space approval
115	5.01 & 6.01	BOROUGH OF TINTON FALLS	15C	y	1	3.202932287	3.202932287	municipal property
115	5.01 & 6.01	BOROUGH OF TINTON FALLS	15C	y	1	0.11468331	0.11468331	municipal property
117		1 JSM AT TINTON FALLS, LLC		1 y	1	0.563768203	0.563768203	included
117		1 JSM AT TINTON FALLS, LLC		1 y	1	0.193806143	0.193806143	included
117	24 & 27.01	CHURCH OF ST ANSELM	1 & 15D	y	1	3.613603385	3.613603385	church property
123		20 ROSSON, BRIAN	1	y	1	0.723748207	0.723748207	SFD
123		54.01 FALACK, RAYMOND & MELANIE SROUR		1 y	1	4.761957101	4.761957101	included
123		62.01 SUTLEY ASSOCIATES, LLC		1 y	1	0.144031476	0.144031476	included
124		19.01 BOROUGH OF TINTON FALLS	15C	y	1	0.267397497	0.267397497	municipal property
124		19.01 BOROUGH OF TINTON FALLS	15C	y	1	0.182137718	0.182137718	municipal property
125		2 5171 ASBURY AVENUE, LLC	1	y	0.5	0.100596648	0.201193296	approval for self storage
125		2 5171 ASBURY AVENUE, LLC	1	y	0.5	0.497174423	0.994348846	approval for self storage
125	1.01 & 1.02	COUNTY OF MONMOUTH/ REEVEYTOWN AME ZIO	15D & 15C	y	0.5	0.02984901	0.059698021	church property



125	1.01 & 1.02 & 2	COUNTY OF MONMOUTH/ REEVEYTOWN AME ZIO 15D & 15C	y	0.5	1.016091152	2.032182305	church property
125	1.01, 2, 3	COUNTY OF MONMOUTH/ 5171 ASBURY AVENUE, 15C & 1	y	0.5	0.182981274	0.365962548	self storage approval and County property
128.03	1.03	WCS GROUP, LLC C/O SITAR	1 y	1	0.327841552	0.327841552	landlocked
128.03	1.04	371 ESSEX NJ, LLC	4A y	1	0.883714093	0.883714093	developed
128.03	19.01	SITAR, WILLIAM	1 y	1	7.241663539	7.241663539	included
128.03	28.03	GLAD TIDINGS ASSEMBLY OF GOD	15D y	1	0.217650751	0.217650751	church property
128.03	31	GLAD TIDINGS ASSEMBLY OF GOD CHURCH	15D y	1	0.827543385	0.827543385	church property
128.03	36	SMITH JB ROAD, LLC	1 y	1	0.465641055	0.465641055	included
128.03	40	FIRST ENERGY SERVICE COMPANY	1 y	1	0.099564279	0.099564279	utility
129.13	34	STATE OF NJ-HIGHWAY AUTHORITY	15C y	1	0.116218657	0.116218657	ROW
129.13	34	STATE OF NJ-HIGHWAY AUTHORITY	15C y	1	0.398350855	0.398350855	ROW
131	19.01	COUNTY OF MONMOUTH	15C y	0.5	0.24033582	0.480671639	County property
131	19.01	COUNTY OF MONMOUTH	15C y	0.5	0.435831186	0.871662373	County property
131	19.01	COUNTY OF MONMOUTH	15C y	0.5	0.075683436	0.151366873	County property
131	19.01	COUNTY OF MONMOUTH	15C y	0.5	0.225128063	0.450256126	County property
131	19.01	COUNTY OF MONMOUTH	15C y	0.5	0.391160492	0.782320984	County property
132	12	COUNTY OF MONMOUTH	15C y	0.5	0.068763176	0.137526352	County property
132	12	COUNTY OF MONMOUTH	15C y	0.5	0.158261546	0.316523092	County property
133.01	6	COUNTY OF MONMOUTH	15C parti	0.5	5.895225069	11.79045014	County property
134	8.01	COUNTY OF MONMOUTH	15C n	0.5	0.032997743	0.065995486	County property
134	8.01	COUNTY OF MONMOUTH	15C n	0.5	0.144813998	0.289627996	County property
134	8.01	COUNTY OF MONMOUTH	15C n	0.5	0.101019643	0.202039286	County property
134	8.01	COUNTY OF MONMOUTH	15C n	0.5	0.083698293	0.167396585	County property
134	8.01	COUNTY OF MONMOUTH	15C n	0.5	0.099715716	0.199431431	County property
134	8.01	COUNTY OF MONMOUTH	15C n	0.5	0.077564729	0.155129459	County property
141	9	BOROUGH OF TINTON FALLS	15C y	1	0.320465995	0.320465995	municipal property
141	9	BOROUGH OF TINTON FALLS	15C y	1	0.119007681	0.119007681	municipal property
141	1,2,4,5	WARDELL PROPERTY MANAGEMENT, LLC, JAMES, #1, 15C	y	1	1.109636356	1.109636356	multiple lots. Lot5 owned by muni gov't. removed lot 5 from calculation on revised sheet
141	8, 9	JSM AT TINTON FALLS, LLC "& BOROUGH OF TINTON FALLS	15C y	1	1.583280859	1.583280859	partially included. lot 9 removed on revised calc.
143	6	JOHNSON, JASON	1 y	0.5	0.721253311	1.442506622	included
143	18.01	COUNTY OF MONMOUTH	15C y	1	0.436416441	0.436416441	County property
143	14, 15.01, 17.0	ASSOCIATED HUMANE SOCIETY,	15D y	1	2.584869103	2.584869103	animal shelter
145	1.01	SCHMITT, DEBORAH J & WILLIAM J	3B(QFARM) y	1	4.488717307	4.488717307	included
145	1.01	SCHMITT, DEBORAH J & WILLIAM J	3B(QFARM) y	1	0.074073278	0.074073278	included
145	4	MON MEM PARK CEMETERY ASS'N	1 n	1	0.07204776	0.07204776	cemetary
145	27	GOLD GROUP FIVE LLC	3B n	0.5	0.532657965	1.06531593	not in sewer service area
145	29.01	BOROUGH OF TINTON FALLS	15C y	1	0.423162652	0.423162652	municipal property
147	3.01	JOHN D PITTINGER BUILDERS, INC	1 y	1	0.180298063	0.180298063	included
147	6	COUNTY OF MONMOUTH	15C y	0.5	0.381849753	0.763699506	County property
147	9.01	FRALEY, JOYCE R, TRUSTEE	3A y	0.5	1.132145985	2.26429197	included
148	3	COUNTY OF MONMOUTH	15C y	0.5	2.226530624	4.453061249	County property
149	1.01	EETSA, LLC	3B y	1	7.800413544	7.800413544	included
155	6	MCDOWELL, FRED	3A parti	0.5	0.114924186	0.229848373	included, but parcel partially in SSA
155	6	MCDOWELL, FRED	3A parti	0.5	0.200356621	0.400713242	includedm but parcel partially in SSA
155	9.01	COUNTY OF MONMOUTH	15C y	0.5	0.23101002	0.462020039	gov't
131 & 121.	19.01 & 1	COUNTY OF MONMOUTH & US GOV-NAD EARLE	15C y	0.5	3.491864588	6.983729176	Military Use
60.02 & 60 10 & 11		US GOV-NAD EARLE & BOROUGH OF TINTON FALLS	15C y	1	0.556141701	0.556141701	Military Use
98, 99	13, 7	INDIAN HEAD, L.L.C. &	3B Y	1	8.086917987	8.086917987	included
<b>Total Acreage:</b>					<b>138.1258614</b>	157.0153459	

Block	Lot	Owner	Property (SSA)	WeightFact	WeightedAc	VacantAcre	Notes
	54 1 & 2	GERZSENYI, ZOLTAN & EDITH	1 y	1	0.906336396	0.9063364	
	81.01	25.02 MEYER, WILLIAM E. & CHRIS J.	1 y	1	1.682806462	1.68280646	
	87	1 ANDERSON, KENNETH & SUZANNE	3B y	1	0.992056351	0.99205635	Not a vacant property. There is a farm assessed house on this parcel.
	91	1 CARNEY, HENRY J & ELIZABETH	3B y	1	1.604111568	1.60411157	
	97	2.01 PROVIDENT INVESTORS LLC	1 y	1	0.341581653	0.34158165	
	98	9 BONGARZONE, FRANK R. JR.	3B y	1	0.648537537	0.64853754	
106.01	2.01 & 3.01	n/a & STAVOLA REALTY COMPANY/BLDG B	n/a & 1 y	1	0.214929725	0.21492972	n/a
106.05		12 STAVOLA REALTY COMPANY/BLDG B	1 y	1	0.535413933	0.53541393	
	108 4 & 5	SASPH PROPERTIES, LLC/BLDG B & STAVOLA	n/a & 1 y	1	0.156298323	0.15629832	
109.01	31.01, 32.02, 33.01	RED BANK RECYCLING CONTAINER SERVIC, S	1 y	1	1.490187023	1.49018702	
	117	1 JSM AT TINTON FALLS, LLC	1 y	1	0.563768203	0.5637682	
	117	1 JSM AT TINTON FALLS, LLC	1 y	1	0.193806143	0.19380614	landlocked (no, access to Silvercrest extension, but covered in wetlands). Property recently purchased for farm
	123	54.01 FALACK, RAYMOND & MELANIE SROUR	1 y	1	4.761957101	4.7619571	
	123	62.01 SUTLEY ASSOCIATES, LLC	1 y	1	0.144031476	0.14403148	
128.03		19.01 SITAR, WILLIAM	1 y	1	7.241663539	7.24166354	
128.03		36 SMITH JB ROAD, LLC	1 y	1	0.465641055	0.46564106	
	141	8 JSM AT TINTON FALLS, LLC "8" & BOROUGH OI1 15C	y	1	1.00124	1.00124	lot 9 owned by gov't. removed from revised calculation
	141 1,2,4,5	WARDELL PROPERTY MANAGEMENT, LLC, J/1, 15C	y	1	0.874044	0.874044	removed Lot 5 from calculation
	141 8, 9	JSM AT TINTON FALLS, LLC "8" & BOROUGH OI1 15C	y	1	1.00124	1.00124	partially included. lot 9 removed on revised calc.
	143	6 JOHNSON, JASON	1 y	0.5	0.721253311	1.44250662	Limited access, only 15' wide to majority of property
	145	1.01 SCHMITT, DEBORAH J & WILLIAM J	3B(QFAR)y	1	4.488717307	4.48871731	farm
	145	1.01 SCHMITT, DEBORAH J & WILLIAM J	3B(QFAR)y	1	0.074073278	0.07407328	farm
	147	3.01 JOHN D PITTINGER BUILDERS, INC	1 y	1	0.180298063	0.18029806	
	147	9.01 FRALEY, JOYCE R, TRUSTEE	3B y	0.5	1.132145985	2.26429197	
	149	1.01 EETSA, LLC	3B y	1	7.800413544	7.80041354	Borough sanitary sewer pump station located in middle of property
	155	6 MCDOWELL, FRED	3B partially	0.5	0.114924186	0.22984837	parcel partially in SSA
	155	6 MCDOWELL, FRED	3B partially	0.5	0.200356621	0.40071324	parcel partiall in SSA
98, 99	13, 7	INDIAN HEAD, L.L.C. &	3B y	1	8.086917987	8.08691799	included
<b>Developable Acres:</b>					<b>47.61875077</b>		