

Plumsted Township – Housing Plan Element and Fair Share Plan

APPENDICES

RESOLUTION NO. 2025- 73**RESOLUTION ACCEPTING TO DCA'S FOURTH ROUND AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED NUMBERS**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates Plumsted's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 22 and a Prospective Need or New Construction Obligation of 33; and

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

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or biding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, Plumsted notes that the DCA report notes the Township has a land capacity factor of 0.00%, reflecting the complete lack of vacant, developable, suitable and approvable land available for affordable housing in the Township, due to factors such as environmentally constrained lands and lack of infrastructure; and

WHEREAS, based on the foregoing, the Township of Plumsted accepts the DCA calculations of its fair share obligations of 22 units present need and 33 units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Township of Plumsted reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

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Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

WHEREAS, the Township of Plumsted also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Township of Plumsted reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

WHEREAS, in light of the above, the Township Committee of the Township of Plumsted finds that it is in the best interest of Plumsted to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; 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 FHA shall file an action in the form of a declaratory judgment complaint . . . in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner”; and

WHEREAS, Plumsted seeks a certification of compliance with the FHA and, therefore, directs the Affordable Housing Attorney to file a declaratory relief action or an action with the Program within 48 hours of the adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Plumsted, County of Ocean, State of New Jersey, as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.

2. The Township of Plumsted hereby accepts the DCA Round 4 Present Need Obligation of 22 units and the Round 4 Prospective Need Obligation of 33 units described in this resolution, subject to all reservations of rights set forth above including the right to seek a vacant land and/or durational adjustment as part of the Housing Element and Fair Share Plan.

3. The Township of Plumsted hereby authorizes its Affordable Housing Attorney to file a declaratory judgment complaint in Ocean County within 48 hours after adoption this resolution, and/or to file this resolution with the Program or any other such entity as may be determined to be appropriate.

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NAME	GRILLETTO	HAGELSTEIN	POTTER	MARINARI	BOWEN
AYES	x	x	x	x	x
ABSTAIN					
NAYS					
ABSENT					

CERTIFICATION

I, **JENNIFER WITHAM**, Municipal Clerk of the Township of Plumsted, do hereby certify that the foregoing resolution was duly adopted by the Plumsted Township Committee at a meeting held on the **15TH** day of **JANUARY, 2025**.



JENNIFER WITHAM, RMC, CMR

Municipal Clerk

r|m|s|h|c

Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.
ATTORNEYS AT LAW

98 East Water Street
Toms River, NJ 08753

o: 732.363.0777
f: 732.905.6555

2025 Vacant Land Inventory & Analysis

PREPARED FOR:

PLUMSTED TOWNSHIP

OCEAN COUNTY, NEW JERSEY

April 28, 2025

Prepared By:



1460 US 9 South
Howell, NJ 07731
(732) 462-7400

Malvika Apte, PP, AICP
License Number 6056

This document has been prepared in accordance with N.J.S.A 40:55D-89 of the Municipal Land Use Law.
The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Plumsted Township – Vacant Land Inventory and Analysis

Introduction

Plumsted Township is situated in the northwestern portion of Ocean County, New Jersey. The Township is comprised of almost 40.7 square miles (or 26,048 acres) of land area. The predominant land use in the Township is agriculture. It is important to note that almost 47% of the land that is the southern half of the township is part of the Fort Dix Military Reservation due to the Joint Base McGuire-Dix-Lakehurst. Even the remaining non-military area is subject to a number of environmental constraints. A significant amount of land is protected open space under Pinelands jurisdiction that includes the Collier Mills Wildlife Area. Wetlands cover 28 percent of the non-military land area deeming the area undevelopable. As such, there is limited vacant and unconstrained developable land upon which the Township is able to provide affordable housing.

In addition to the environmental constraints, the Township is currently limited by the boundaries of Sewer Service Area which further confines potential inclusionary development. (Appendix C)

The State of New Jersey has recently adopted new affordable housing regulations that impact every municipality in the state. Pursuant to the Fair Housing Act as amended in March of 2024 by P.L. 2024 c.2, each municipality in the state is required to determine its “fair share” of the regional need for low and moderate income housing, and adopt specific numbers for present need (rehabilitation) and prospective need (new construction), through a binding resolution. Township of Plumsted’s obligation is determined as the following:

- Present Need (Rehabilitation) = 22 units
- Prospective Need (New Construction) = 33 units

The Fair Housing Act allows for municipalities to adjust their prospective need down to a more realistic number if it can be demonstrated that there is not sufficient vacant and available land to accommodate new growth. This process is referred to as a **Vacant Land Adjustment (VLA)**, and it is used to determine a **Realistic Development Potential (RDP)**, which can be used as the targeted prospective need in lieu of the obligations otherwise required by the Fair Housing Act.

Additionally, the Township could also seek **Durational Adjustment** (N.J.A.C. 5:92-8.5(a)) which is a deferral of a municipality’s fair share obligation due to lack of adequate public facilities and infrastructure capacity. Pursuant to N.J.A.C.5:97-5.4, Durational Adjustments are justified if the municipality has sufficient land but insufficient water and/or sewer to support inclusionary development, the municipality shall be responsible for demonstrating that the municipal response to its housing obligation is limited by the lack of water and/or sewer capacity.

The Township has reviewed all potentially available properties within the municipal boundaries to determine a realistic development potential that Plumsted can address during the Fourth Round that runs until the summer of 2035.

Methodology

Pursuant to prior COAH regulations at N.J.A.C. 5:93-4.2 et seq., municipalities are provided with a standardized framework for determining the amount of land available and calculating the

Plumsted Township – Vacant Land Inventory and Analysis

development capacity of vacant properties in order to determine the RDP for any built-out communities. Consistent with these prior rules, Plumsted Township has compiled an inventory of all lands that may be available for development and analyzed each parcel to determine its RDP.

Utilizing Ocean County MODIV Tax data that was last updated in December 2024, all parcels in Plumsted Township that are classified as vacant (tax classification 1), all farmland (tax classification 3B), and public property (tax classification 15C) were identified and reviewed to determine if any of these parcels on their own, or when combined with adjacent parcels, may be available and potentially developable at a density sufficient to produce at least one affordable dwelling unit on site.

An assumption was made that each site would be developed as an inclusionary development where 20% of the total number of residential dwellings constructed would be set aside as affordable units. This means that for every 5 dwellings constructed, 1 affordable unit would be set aside. So in order to generate at least 1 affordable dwelling unit, a site or tract of land would have to be able to accommodate at least 5 total units. The analysis of each parcel was done without considering the current zoning regulations that would otherwise limit development on any given property. The review has been conducted assuming that any particular property could be rezoned to accommodate affordable housing if necessary, and minimum lot area, building setbacks, parking requirements, and maximum density regulations were not taken into account in any calculation for any properties.

For the purposes of this review, the minimum density of 6 units per acre was uniformly applied to each tract. Therefore, an assumption was made that any potentially available tract would be developed at a density of no less than 6 units per acre, which is consistent with the current density regulations in the Township already.

Permitted Exclusions

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP calculation. Environmentally sensitive areas, including flood hazard areas, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small or isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded.

Environmental Constraints

In order to determine the amount of land available for development, each vacant parcel, farm, and public property was also reviewed to identify any environmental constraints that would prohibit development. These include identification of wetlands, which are regulated by NJDEP, and the Flood Hazard Area. Wetlands areas throughout the Township were identified using data from NJDEP for wetlands as of 2020. A 50-foot wetlands transition buffer was also applied to all wetlands areas. It is important to note that NJDEP regulations for wetlands transition buffers vary depending on the quality of the wetlands. Buffer areas can be 0 feet for ordinary wetlands, 50 feet for intermediate wetlands, 150 feet for extraordinary wetlands, and 300 feet for wetlands around

Plumsted Township – Vacant Land Inventory and Analysis

any Category 1 waterway. While actual transition buffers would vary from site to site, utilizing the 50-foot buffer acknowledges the likelihood that some buffer would be required, while allowing for a conservative analysis. Flood Hazard Area data was taken from viewing Flood Maps provided by FEMA. Areas of each parcel that are likely encumbered by wetlands, wetlands transition buffer, or are located within the Special Flood Hazard Area, were subtracted from the developable area of each tract.

For example: If a 5-acre tract had 1 acre of wetlands and wetlands transition buffer areas, it was assumed to have a total of 4 acres that were otherwise developable.

Insufficient Tract Area

Prior COAH regulations had established that a minimum density of 6 units per acre is to be applied to all potentially developable tracts, which then requires a minimum tract area of 0.83 acres in order to accommodate at least 5 units of housing to produce at least 1 affordable dwelling. Under those previous regulations, any tract less than 0.83 acres could be excluded. For the purposes of this report, the standard of a minimum tract area of 0.83 acres was used as general guidance rather than a hardline minimum.

No tracts of less than 0.83 acres were included in the RDP calculation. All tracts with less than 0.83 acres of developable lands were considered unsuitable and no RDP was generated by these tracts.

Properties Reserved for Public Use

Many parcels within the Township may appear to be vacant or developable and are not physically constrained by environmental concerns, but are otherwise permitted to be excluded from consideration of generating an RDP. These included lands reserved for other public purposes, including municipal facilities, parks, and conservation lands. Publicly owned lands such as the municipal administration building, fire stations, and for utility infrastructure have been excluded from consideration. Also, all lands listed on the Township's Green Acres Recreation & Open Space Inventory (ROSI) and are deed restricted from any development, have been excluded from consideration. Agricultural lands that are deed restricted as preserved farms are also permitted to be excluded.

Limited Sewer Service Area (Durational Adjustment)

It is to be noted that, based on the 2015 Ocean County Water Quality Management Plan (WQMP), there is only about 464.92 acres of developable land within the adopted sewer service area in Plumsted. This represents about 2 percent of the total land area of the Township.

As a result of this infrastructural constraint, the township plans to pursue a Durational Adjustment in order to defer a portion of their affordable housing obligation. To ensure the calculated RDP reflects this accurately, the Township has excluded from consideration any potentially developable parcels that are not located within the Sewer Service Area (SSA).

Plumsted Township – Vacant Land Inventory and Analysis

Conclusions

The vacant land inventory table shows all the vacant land, farmland assessed and municipal land in the Township of Plumsted. Of these, the vast majority can be excluded due to being deed restricted by the ROSI, being fully encumbered by wetlands, or by their insufficient size and isolation rendering them unsuitable for development.

Additionally, in accordance with the Township's application for a Durational Adjustment, any developable land outside of the adopted Sewer Service Area was not included in the Realistic Development Potential (RDP) calculation, as these areas lack the infrastructure necessary to support residential growth within the current planning cycle.

Following this analysis, five parcels were identified as suitable for development during the 4th Round (2025–2035). Applying a development density of 6 units per acre, the Township has determined a total Realistic Development Potential of 7 affordable units. The remaining obligation is proposed to be deferred based on existing infrastructure constraints.

- **Prospective Need (New Construction):** 33 units
- **Realistic Development Potential (RDP):** 7 units
- **Deferred Units (via Durational Adjustment):** 26 units

A list of all the developable tracts (including RDP) can be found in Appendix A of this report.

Appendix B includes a list of all identified constrained parcels (Vacant, Farmland, and Public Property) and deemed undevelopable. Appendix C includes a list of parcels outside of sewer service area.

Appendix D includes the map showing existing adopted sewer lines within Plumsted.

A Map illustrating the locations of the final developable parcels identified can be found in Appendix E.

Plumsted Township – Vacant Land Inventory and Analysis

Appendices

A – List of Developable Properties

B – List of Constrained and Non-Developable Properties

C - List of Properties Outside Sewer Service Area

D – Plumsted PMUA Sewer Lines

E – Maps of all Developable Properties

Plumsted Township – Vacant Land Inventory and Analysis

Appendix A**List of all Developable Properties**

Block	Lot	Property Class	Location	Sewer Area	Acreage	Density	Total Dwellings	RDP
15	1	1	4 BRIGHT RD	In Sewer Area	1.31	6	8	2
20	4	1	11 JACOBSTOWN RD	In Sewer Area	0.84	6	5	1
26	9	1	39 MAPLE AVE	In Sewer Area	0.85	6	5	1
40.14	15.02	1	91 JACOBSTOWN RD	In Sewer Area	1.01	6	6	1
40.14	15.01	1	93 JACOBSTOWN RD	In Sewer Area	1.38	6	8	2
			TOTAL RDP					7

Plumsted Township – Vacant Land Inventory and Analysis

Appendix B

List of Constrained & Non-Developable Properties

Block	Lot	Property Class	Location	Acreage	Reason for Exclusion	Sewer Area
1	34	1	49 MAGNOLIA AVE	0.67	Less than 0.83	In Sewer Area
1	36	15C	53 MAGNOLIA AVE	0.42	Already Developed	In Sewer Area
1	37	15C	55 MAGNOLIA AVE	0.20	Less than 0.83	In Sewer Area
1	64	1	26 BRINDLETOWN RD	0.27	Less than 0.83	In Sewer Area
1	71	15C	30 BRYNMORE RD	32.26	Already Developed	In Sewer Area
2	1	15C	2 CEDAR ST	0.80	Already Developed	In Sewer Area
2	11	1	4 HELEN ST	0.46	Less than 0.83	In Sewer Area
3	9	1	109 MAGNOLIA AVE	3.21	Wetlands	In Sewer Area
5	11	1	52 STORY ST	2.69	Wetlands	In Sewer Area
8	10	3B	2 ARCHERTOWN RD	7.09	Already Developed	In Sewer Area
9	13	1	54 BRINDLETOWN RD	0.05	Less than 0.83	In Sewer Area
9	18	1	44A BRINDLETOWN RD	0.38	Less than 0.83	In Sewer Area
9	19.05	3B	21 BRYNMORE RD	6.15	Already Developed	In Sewer Area
9	19.06	3B	5 BRYNMORE RD	10.71	Already Developed	In Sewer Area
10	12	1	3 N MAIN ST	0.81	Flood Zone (1%)	In Sewer Area
10	15	1	13 N MAIN ST	0.18	Flood Zone (1%)	In Sewer Area
10	24.02	1	13 LAKEWOOD RD	0.47	Less than 0.83	In Sewer Area
10	36	1	LAKEWOOD RD REAR	0.50	Less than 0.83	In Sewer Area
10	37	3B	71 LAKEWOOD RD	7.40	Already Developed	In Sewer Area
10	60.01	3B	59 LAKEWOOD RD	19.79	Already Developed	In Sewer Area
10	61	3B	32 MAGNOLIA AVE	34.84	Wetlands	In Sewer Area
12	15	1	24 MOOREHOUSE RD	0.32	Less than 0.83	In Sewer Area
12	27	1	95 N MAIN ST	3.80	Wetlands	In Sewer Area
13	19	1	30-32 LAKEWOOD RD	0.81	Less than 0.83	In Sewer Area
13	38	1	54 LAKEWOOD RD	0.60	Less than 0.83	In Sewer Area
14	15	1	2 BRIGHT RD	9.19	Wetlands	In Sewer Area
17	7	15C	2 BELL ST	0.12	Wetlands	In Sewer Area
17	8.01	15C	22 N MAIN ST	0.15	Already Developed	In Sewer Area
17	9.01	1	12 N MAIN ST	0.22	Flood Zone (1%)	In Sewer Area
17	17	15C	17 MAIN ST	0.27	Already Developed	In Sewer Area
17	22	1	17 EVERGREEN RD	0.23	Flood Zone (1%)	In Sewer Area
18	4	15C	6 MAIN ST	0.13	Less than 0.83	In Sewer Area
18	11.02	1	5 FRONT ST	0.06	Less than 0.83	In Sewer Area
19	2	1	34-36 EVERGREEN RD	0.58	Floodway	In Sewer Area
19	3	1	32 EVERGREEN RD	0.49	Floodway	In Sewer Area
19	4	15C	24-26 EVERGREEN RD	0.12	Wetlands	In Sewer Area
19	5	15C	22 EVERGREEN RD	0.39	Less than 0.83	In Sewer Area
19	6	15C	18-20 EVERGREEN RD	0.45	Less than 0.83	In Sewer Area
19	9	15C	10 EVERGREEN RD	0.51	Already Developed	In Sewer Area
19	10	15C	6 EVERGREEN RD	0.23	Already Developed	In Sewer Area
19	13	15C	31 MAIN ST	0.11	Wetlands	In Sewer Area
19	17	1	57 MAIN ST	0.64	Adj. Fire Company	In Sewer Area
19	27	1	00 X EVERGREEN RD	0.10	Less than 0.83	In Sewer Area
22	3	1	3 FIFTH ST	0.13	Less than 0.83	In Sewer Area
23	1	1	10 FIFTH ST	0.13	Less than 0.83	In Sewer Area
24	31	1	10 SADIE ST	0.16	Less than 0.83	In Sewer Area
24	32	1	12 SADIE ST	0.14	Less than 0.83	In Sewer Area
25	20	1	62 JACOBSTOWN RD	0.51	Less than 0.83	In Sewer Area
25	27	1	82A JACOBSTOWN RD	0.30	Less than 0.83	In Sewer Area
26	3	1	11 MAPLE AVE	0.20	Less than 0.83	In Sewer Area
26	16	1	MAP=ROAD	0.21	Easement	In Sewer Area
26	18	1	MAP=ROAD	0.05	Less than 0.83	In Sewer Area
26	19	1	95 MAPLE AVE	0.59	Less than 0.83	In Sewer Area

Block	Lot	Property Class	Location	Acreage	Reason for Exclusion	Sewer Area
27	1	1	48 MAPLE AVE	0.11	Less than 0.83	In Sewer Area
27	20	3B	MAPLE AVE	11.35	Already Developed	In Sewer Area
27	26	15C	88 MAPLE AVE	16.81	Already Developed	In Sewer Area
28	8	1	10 EARLEY DR	0.23	Less than 0.83	In Sewer Area
29	27	1	27 TWIN DR	0.26	Less than 0.83	In Sewer Area
31	8.01	1	15 LAKEVIEW DR	0.09	Less than 0.83	In Sewer Area
33	3	1	20 TERRACE AVE	0.14	Less than 0.83	In Sewer Area
37	3	1	18 LAKEVIEW DR	0.13	Floodway	In Sewer Area
37	4	1	20 LAKEVIEW DR	0.14	Floodway	In Sewer Area
37	8	1	26-28 LAKEVIEW DR	0.40	Floodway	In Sewer Area
37	10	15C	34 LAKEVIEW DR	0.17	Less than 0.83	In Sewer Area
37	11	15C	38 LAKEVIEW DR	0.34	Less than 0.83	In Sewer Area
37	12	15C	40 LAKEVIEW DR	0.21	Already Developed	In Sewer Area
37	13	1	46 LAKEVIEW DR	0.17	Floodway	In Sewer Area
37	16.01	1	64 LAKEVIEW DR	0.64	Floodway	In Sewer Area
37	18	1	70 LAKEVIEW DR	0.19	Floodway	In Sewer Area
38	4	1	6 LAKEVIEW DR	0.36	Floodway	In Sewer Area
38	23	1	8 ALLEN TERR	0.24	Floodway	In Sewer Area
38	24	1	10 ALLEN TERR	0.84	Floodway	In Sewer Area
38	35	1	113 BRINDLETOWN RD	0.23	Less than 0.83	In Sewer Area
40	1	3B	100 EVERGREEN RD	19.53	NHPS/Floodway	In Sewer Area
40	19	3B	10 PROVINCELINE RD	9.37	Already Developed	In Sewer Area
40.02	1	1	OPEN SPACE	1.14	Exempt	In Sewer Area
40.02	2	1	1 CANTERBURY RD	0.24	Less than 0.83	In Sewer Area
40.02	3	1	3 CANTERBURY RD	0.16	Less than 0.83	In Sewer Area
40.03	1	1	OPEN SPACE	4.95	Exempt	In Sewer Area
40.03	28	1	58 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	29	1	60 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	30	1	62 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	31	1	64 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	32	1	66 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	33	1	68 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	34	1	70 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	35	1	72 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	36	1	74 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	37	1	76 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	38	1	78 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	39	1	80 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	40	1	82 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	41	1	84 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	42	1	86 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	43	1	88 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	44	1	90 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	45	1	92 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	46	1	94 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	47	1	96 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	48	1	98 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	49	1	100 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	50	1	102 CHURCHILL RD	0.17	Under Development	In Sewer Area
40.03	51	1	104 CHURCHILL RD	0.17	Under Development	In Sewer Area
40.03	52	1	106 CHURCHILL RD	0.17	Under Development	In Sewer Area
40.03	53	1	108 CHURCHILL RD	0.17	Under Development	In Sewer Area
40.03	54	1	110 CHURCHILL RD	0.16	Under Development	In Sewer Area

Block	Lot	Property Class	Location	Acreage	Reason for Exclusion	Sewer Area
40.03	55	1	112 CHURCHILL RD	0.12	Under Development	In Sewer Area
40.03	56	1	114 CHURCHILL RD	0.12	Under Development	In Sewer Area
40.03	57	1	116 CHURCHILL RD	0.15	Under Development	In Sewer Area
40.03	58	1	118 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.03	59	1	120 CHURCHILL RD	0.15	Under Development	In Sewer Area
40.03	61	1	124 CHURCHILL RD	0.14	Less than 0.83	In Sewer Area
40.03	62	1	126 CHURCHILL RD	0.14	Less than 0.83	In Sewer Area
40.03	63	1	128 CHURCHILL RD	0.14	Less than 0.83	In Sewer Area
40.03	64	1	130 CHURCHILL RD	0.14	Less than 0.83	In Sewer Area
40.03	66	1	134 CHURCHILL RD	0.14	Less than 0.83	In Sewer Area
40.04	1	1	OPEN SPACE	2.98	Exempt	In Sewer Area
40.04	40	1	89 AQUEDUCT BLVD	0.16	Less than 0.83	In Sewer Area
40.04	41	1	91 AQUEDUCT BLVD	0.08	Less than 0.83	In Sewer Area
40.04	42	1	93 AQUEDUCT BLVD	0.10	Less than 0.83	In Sewer Area
40.04	43	1	95 AQUEDUCT BLVD	0.10	Less than 0.83	In Sewer Area
40.04	44	1	97 AQUEDUCT BLVD	0.08	Less than 0.83	In Sewer Area
40.04	45	1	99 AQUEDUCT BLVD	0.10	Less than 0.83	In Sewer Area
40.04	46	1	OPEN SPACE	6.63	Exempt	In Sewer Area
40.05	11	1	OPEN SPACE	2.27	Exempt	In Sewer Area
40.06	7	1	68 AQUEDUCT BLVD	0.10	Under Construction	In Sewer Area
40.06	10	1	62 AQUEDUCT BLVD	0.13	Under Construction	In Sewer Area
40.06	11	1	60 AQUEDUCT BLVD	0.08	Under Construction	In Sewer Area
40.06	12	1	58 AQUEDUCT BLVD	0.12	Under Construction	In Sewer Area
40.06	13	1	56 AQUEDUCT BLVD	0.12	Under Construction	In Sewer Area
40.06	14	1	54 AQUEDUCT BLVD	0.08	Under Construction	In Sewer Area
40.06	15	1	52 AQUEDUCT BLVD	0.10	Under Construction	In Sewer Area
40.06	16	1	50 AQUEDUCT BLVD	0.10	Under Construction	In Sewer Area
40.06	18	1	46 AQUEDUCT BLVD	0.10	Less than 0.83	In Sewer Area
40.06	42	15C	17 SARATOGA RD	0.12	Wetlands	In Sewer Area
40.08	2	1	87 AQUEDUCT BLVD	0.14	Under Construction	In Sewer Area
40.08	4	1	85 AQUEDUCT BLVD	0.08	Under Construction	In Sewer Area
40.08	6	1	83 AQUEDUCT BLVD	0.10	Under Construction	In Sewer Area
40.08	16	1	73 AQUEDUCT BLVD	0.08	Less than 0.83	In Sewer Area
40.09	1	1	OPEN SPACE	2.51	Exempt	In Sewer Area
40.1	19	1	EASEMENT	0.10	Under Development	In Sewer Area
40.1	20	1	20 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	21	1	59 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	22	1	22 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	23	1	61 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	24	1	24 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	25	1	63 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	26	1	26 EMERALD RD	0.15	Under Development	In Sewer Area
40.1	27	1	65 CHURCHILL RD	0.15	Under Development	In Sewer Area
40.1	28	1	28 EMERALD RD	0.15	Under Development	In Sewer Area
40.1	29	1	67 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	30	1	30 EMERALD RD	0.15	Less than 0.83	In Sewer Area
40.1	31	1	71 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	32	1	32 EMERALD RD	0.15	Under Development	In Sewer Area
40.1	33	1	73 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	34	1	34 EMERALD RD	0.15	Under Development	In Sewer Area
40.1	35	1	75 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	36	1	36 EMERALD RD	0.15	Under Development	In Sewer Area
40.1	37	1	77 CHURCHILL RD	0.14	Under Development	In Sewer Area

Block	Lot	Property Class	Location	Acreage	Reason for Exclusion	Sewer Area
40.1	38	1	38 EMERALD RD	0.15	Under Development	In Sewer Area
40.1	39	1	79 CHURCHILL RD	0.15	Under Development	In Sewer Area
40.1	40	1	40 EMERALD RD	0.15	Under Development	In Sewer Area
40.1	41	1	81 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	42	1	42 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	43	1	83 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	44	1	44 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	45	1	85 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	46	1	46 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	47	1	87 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	48	1	48 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	49	1	89 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	50	1	50 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	51	1	91 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	52	1	52 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	53	1	93 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	54	1	54 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	55	1	95 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	56	1	56 EMERALD RD	0.14	Under Development	In Sewer Area
40.1	57	1	97 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	58	1	58 EMERALD RD	0.27	Under Development	In Sewer Area
40.1	59	1	99 CHURCHILL RD	0.14	Under Development	In Sewer Area
40.1	60	1	101 CHURCHILL RD	0.24	Under Development	In Sewer Area
40.11	18	1	0 KEENELAND RD	0.10	Under Development	In Sewer Area
40.11	19	1	21 EMERALD RD	0.14	Under Development	In Sewer Area
40.11	21	1	23 EMERALD RD	0.14	Under Development	In Sewer Area
40.11	23	1	25 EMERALD RD	0.14	Under Development	In Sewer Area
40.11	24	1	22 KEENELAND RD	0.14	Under Development	In Sewer Area
40.11	25	1	27 EMERALD RD	0.14	Under Development	In Sewer Area
40.11	26	1	24 KEENELAND RD	0.15	Under Development	In Sewer Area
40.11	27	1	29 EMERALD RD	0.14	Under Development	In Sewer Area
40.11	28	1	26 KEENELAND RD	0.15	Under Development	In Sewer Area
40.11	29	1	31 EMERALD RD	0.15	Under Development	In Sewer Area
40.11	30	1	28 KEENELAND RD	0.15	Under Development	In Sewer Area
40.11	31	1	33 EMERALD RD	0.15	Under Development	In Sewer Area
40.11	32	1	30 KEENELAND RD	0.15	Under Development	In Sewer Area
40.11	33	1	35 EMERALD RD	0.15	Under Development	In Sewer Area
40.11	34	1	32 KEENELAND RD	0.15	Under Development	In Sewer Area
40.11	35	1	37 EMERALD RD	0.15	Under Development	In Sewer Area
40.11	36	1	34 KEENELAND RD	0.14	Under Development	In Sewer Area
40.11	37	1	39 EMERALD RD	0.14	Under Development	In Sewer Area
40.11	38	1	36 KEENELAND RD	0.14	Under Development	In Sewer Area
40.11	39	1	41 EMERALD RD	0.14	Under Development	In Sewer Area
40.11	40	1	38 KEENELAND RD	0.14	Under Development	In Sewer Area
40.11	41	1	43 EMERALD RD	0.14	Under Development	In Sewer Area
40.11	42	1	40 KEENELAND RD	0.19	Under Development	In Sewer Area
40.11	43	1	45 EMERALD RD	0.21	Under Development	In Sewer Area
40.12	17	1	0 SARATOGA RD	0.10	Less than 0.83	In Sewer Area
40.12	23	1	23 KEENELAND RD	0.15	Less than 0.83	In Sewer Area
40.12	25	1	25 KEENELAND RD	0.15	Less than 0.83	In Sewer Area
40.12	27	1	27 KEENELAND RD	0.15	Less than 0.83	In Sewer Area
40.12	29	1	29 KEENELAND RD	0.15	Less than 0.83	In Sewer Area
40.12	31	1	31 KEENELAND RD	0.14	Less than 0.83	In Sewer Area

Block	Lot	Property Class	Location	Acreage	Reason for Exclusion	Sewer Area
40.12	33	1	33 KEENELAND RD	0.14	Less than 0.83	In Sewer Area
40.12	35	1	35 KEENELAND RD	0.14	Less than 0.83	In Sewer Area
40.12	36	1	37 KEENELAND RD	0.22	Less than 0.83	In Sewer Area
40.13	1	1	ROADWAY	3.60	Roadway	In Sewer Area
40.14	17	3B	87 JACOBSTOWN RD	4.19	Already Developed	In Sewer Area
40.14	24	3B	4 PROVINCELINE RD	9.56	Already Developed	In Sewer Area
40.15	1	1	51 EMERALD RD	0.21	Less than 0.83	In Sewer Area
40.15	2	1	53 EMERALD RD	0.14	Less than 0.83	In Sewer Area
40.15	3	1	55 EMERALD RD	0.22	Less than 0.83	In Sewer Area
40.15	4	1	4 LAUREL RD	0.15	Less than 0.83	In Sewer Area
40.15	5	1	121 CHUCHILL BLVD	0.14	Less than 0.83	In Sewer Area
40.15	6	1	6 LAUREL RD	0.14	Less than 0.83	In Sewer Area
40.15	7	1	123 CHUCHILL BLVD	0.14	Less than 0.83	In Sewer Area
40.15	8	1	8 LAUREL RD	0.14	Less than 0.83	In Sewer Area
40.15	9	1	125 CHUCHILL BLVD	0.14	Less than 0.83	In Sewer Area
40.15	10	1	10 LAUREL RD	0.14	Less than 0.83	In Sewer Area
40.15	11	1	127 CHUCHILL BLVD	0.14	Less than 0.83	In Sewer Area
41	2	3B	MONMOUTH RD	43.51	Already Developed	In Sewer Area
41	10.02	15C	119 EVERGREEN RD	2.54	Already Developed	In Sewer Area
41	10.03	15C	121 EVERGREEN RD	6.96	Already Developed	In Sewer Area
59	6.01	1	426 PINEHURST RD	24.55	Already Developed	In Sewer Area
59	8	1	E MILLSTREAM RD REAR	17.14	Already Developed	In Sewer Area
73	9	3B	118 N MAIN ST	14.57	Already Developed	In Sewer Area
73	10	3B	3-9 BRIGHT RD	9.34	Already Developed	In Sewer Area
73	11.03	3B	33 HIGHBRIDGE RD	7.96	Already Developed	In Sewer Area
73	11.08	3B	31 HIGHBRIDGE RD	13.99	Already Developed	In Sewer Area
74	11	3B	35 MOOREHOUSE RD	12.74	Already Developed	In Sewer Area
74	13.01	3B	25 MOOREHOUSE RD	11.48	Already Developed	In Sewer Area
75	18.01	3B	19 ARCHERTOWN RD	75.38	Wetlands	In Sewer Area
95	51	1	54 OAK LANE	0.85	Under Construction	In Sewer Area
95	66	3B	46 OAK LANE	8.36	Already Developed	In Sewer Area
95	67	1	50 OAK LANE	0.21	Less than 0.83	In Sewer Area
500	2	1	02 X BRIGHT/EVERGREEN RD	3.07	Utility Easement	In Sewer Area
500	3	1	03 X RT 528/EVERGREEN RD	2.83	Utility Easement	In Sewer Area