

Holmdel 1984

4/9

Order Appointing Master - Signed

pgs 3

NO P.I.

ML0000790

74

**GREENBAUM, ROWE, SMITH, RAVIN, DAVIS & BERGSTEIN**  
COUNSELLORS AT LAW

GATEWAY ONE  
SUITE 500  
NEWARK, N. J. 07102  
(201) 623-5600  
ATTORNEYS FOR

ENGELHARD BUILDING  
P. O. BOX 5600  
WOODBIDGE, N. J. 07095  
(201) 549-5600  
ATTORNEYS FOR  
New-Brunswick Hampton

PARKWAY TOWERS  
P. O. BOX 5600  
WOODBIDGE, N. J. 07095  
(201) 750-0100  
ATTORNEYS FOR

*Plaintiff*

REAL ESTATE EQUITIES, INC., a New Jersey Corporation, et al,

vs.

*Defendant*

HOLMDEL TOWNSHIP, a municipal corporation of the State of New Jersey, located in Monmouth County, New Jersey.

4-9-84  
ORD

SUPERIOR COURT OF  
NEW JERSEY  
LAW DIVISION  
MONMOUTH/OCEAN COUNTY  
MT. LAUREL II

*Docket No.* L-15209-84  
L-006583-84PW  
L-033910-84PW

**CIVIL ACTION**

ORDER APPOINTING MASTER

CONSOLIDATED CASES

This matter having been brought before the Court by the plaintiffs and having been tried by the Court on seven separate trial days, and the Court having heard the testimony and received the evidence presented by the plaintiffs and the defendant in this action, both sides having presented evidence concerning the "fair share" of the Township of Holmdel and its responsibility under Mt. Laurel II; and the Township of Holmdel having conceded that the zoning ordinances in effect prior to August 27,

ML0000790

1984, do not comply with the Township's responsibilities pursuant to Mt. Laurel II; and for other good cause shown;

IT IS on this 9th day of November , 1984;

ORDERED that Richard Coppola, A.I.P.C. ., be and is hereby appointed as a master in this matter pursuant to the authority granted the trial court by Mt. Laurel II; and it is further

ORDERED and Mr. Coppola is hereby directed to undertake an analysis and/or study of the following:

1. Measurement of the commuter-shed area for Holmdel Township's prospective need region pursuant to the "consensus methodology".
2. Measurement of the municipal land in the growth area as designated by the state development guide plan as a percentage of the total growth area land in both present and prospective need regions.
3. Determination of the 1982 present employment in Holmdel Township as a percentage of the total employment in both the prospective and present need regions (for 1982).
4. Calculation of the annual employment growth (1972 - 1982) in Holmdel Township as a percentage of the employment growth in the prospective need region using the linear regression model.
5. Median household income in Holmdel Township as a ratio to the total median household income in both the prospective and present need regions.

6. Calculation using the consensus methodology of Holmdel Township's indigenous need and Holmdel Township's fair share of the present and prospective regional need for lower income housing.

IT IS FURTHER ORDERED that the master is hereby directed to undertake a study and analysis of each of the sites owned by the plaintiffs in this litigation in order to determine the respective suitability of each site for the purposes of any builder's remedy as may be awarded by the Court; and it is further

ORDERED that the master be and is hereby empowered and is directed to gather any other data to assist him in performing the task of consulting with municipal officials and the parties or reviewing any ordinances offered by the Township as compliant with Mt. Laurel II, during the ninety (90) day period, which period will commence when the Court issues its fair share determination for Holmdel Township; and it is further

ORDERED that Mr. Coppola be and is hereby directed to report to the Court and the parties hereto within 30 days of the date hereof as to his findings and conclusions as to fair share issues set forth ~~in the above report as to his findings and conclusions in order~~ in paragraph 1 through 6 of this order and within 90 days of the date hereof as ~~to the above report as to his findings and conclusions in order~~ to site evaluation.

  
EUGENE D. SERPENTELLI, J.S.C.

GREENBAUM, ROWE, SMITH, RAVIN,  
DAVIS & BERGSTEIN  
COUNSELLORS AT LAW