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Freehold

1985 #

American Planned Communities v. Twp. of Freehold

Submission in Support of Proposed  
Settlement (Consent order of Settlement  
and Immunity Dated Oct. 26, 1984)

pgs = 71

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LEGAL AND FACTUAL NARRATIVE

PREFACE

The purpose of this submission is to set forth the methodology and legal arguments supporting the proposed settlement submitted to the Court in this matter on October 26, 1984. It is respectfully submitted that the various components of this submission demonstrate that the proposed settlement is not only fair to the parties to this litigation; but, also satisfies the principles of Mount Laurel II and the constitutional obligations of the Township.

It is believed to be important to emphasize at this juncture that the court is being reminded to accept that which is proposed herein in the context of a settlement and not in the context of litigation. As, hopefully, will be demonstrated to the court hereafter, Freehold Township is in a posture different from that of many other municipalities which have steadfastly resisted even the most modest attempts at the providing of affordable housing. Even though this movement by the Township toward the ultimate goal of voluntary compliance takes place after suit has been filed, the initial movement toward full compliance commenced much earlier with Affordable Living Corporation represented by Carl Bisgaier, Esq. (see pages 5 & 6 infra.) Additionally, cooperation with this Plaintiff and by this Plaintiff has been full, complete and honest once conciliatory efforts began.

In presenting the materials herein, every effort has been made to substantiate thoroughly the data presented, to note the source of the data so that it can be verified, to only make assumptions where concrete data was not available, to make any assumptions conservatively and to present the materials and conclusions as objectively as possible. That which is proposed, is proposed sincerely, giving full regard to the preparers' responsibilities as officers of the court. It is hoped that in evaluating the materials, the court will evaluate them as being proposed as a settlement which will bring about as rapidly as possible the actual construction of lower income housing. It is also hoped that in evaluating the materials, the court will give due regard to the fact that this municipality has worked diligently toward settlement of this matter although it has a motion pending which it strongly believes is meritorious and has a good likelihood of success. Notwithstanding the foregoing, the Township well realizes the responsibility placed upon it by South Burlington County NAACP v. Mount Laurel Tp., 92 N<sup>^</sup>J. 158 (1983) (hereafter Mount Laurel II) and, by this proposed settlement demonstrates its resolve to shoulder that responsibility - not merely to pay it lip service - but to get the job done.

FREEHOLD TOWNSHIP'S HISTORY OF ZONING FOR LOW COST HOUSING

Unlike the multitude of defendant municipalities presently before the various Mount Laurel II judges, the Township of Freehold

and its Township Committee have acted responsibly and in accordance with the constitutional mandates pronounced in Mount Laurel II before the initial actions in those cases were filed. As early as the 1960's, the Township began zoning for low cost multi-family housing and provided the only multi-family garden apartments in western Monmouth County outside the Borough of Freehold - Stonehurst. Thereafter, the Township continued to provide realistic opportunities for the construction of low cost housing including additional garden apartments, townhouses and mobile homes.

Although plagued by a sewer moratorium in the 1970's, the Township continued to permit construction of low cost housing which today is still affordable to the same classes of people Mount Laurel II seeks to protect. In 1975, the Township adopted a rent control ordinance to preserve its low cost housing during the shortage of units. Until 1983, the Township monitored and set rents for all multiple dwelling units containing four or more units. It expended vast sums of money to implement, as well as to defend, its ordinance until gutted by the courts. In fact, in 1981, the Superior Court (Honorable Patrick McGann) reversed the Township Rent Control Board and ruled that a Landlord could figure his rate of return on the market value of his property on the day he filed his application, without regard to the actual equity he might have in the property or the investment he had made. The resulting decision allowed the Landlord a greater

increase than that which he had requested; an increase which approached and in some cases exceeded 100%. The Township, along with the Public Advocate's Office, recognized that the decision emaciated rent control and, therefore, appealed the decision to the Appellate Division and to the New Jersey Supreme Courtf no relief was granted on the appeals. Today, the Township still maintains rent control on all rents for the mobile home parks. 1/

In contrast to the Township's efforts at providing a variety of housing, its neighboring municipalities created no opportunity for the building of any lower cost housing prior to Mount Laurel II with the exception of some senior citizen housing. In fact, Freehold Borough and the Township, whose historical and socio-economic pasts have been inseparably intertwined, still provide the bulk of lower cost housing in western Monmouth County. Young singles and young families from western Monmouth County traditionally inhabit the units of Stonehurst and Chesterfield as they begin to climb up the economic ladder. In fact, each partner in this law firm, in addition to the vast majority of their contemporaries, although residents of neighboring municipalities lived in either Chesterfield or Stonehurst apartments in Freehold Township while attending law school and while definitely falling within the low income classification.



The Township, unlike Manalapan, Marlboro, Colts Neck, Holmdel and others, provided realistic opportunities for the construction of lower cost housing when Mount Laurel was still just a municipality in Burlington County and not a constitutional doctrine. The Township continued its tradition of planned growth and sound planning beyond the years since Mount Laurel I and as the Mount Laurel II doctrine unfolded. Nevertheless, after Mount Laurel II was decided the Township still carried out its program of non-exclusionary practices. In December 1983, the Township embarked on the road to compliance with the increased obligations of municipalities required under Mount Laurel II.

In late December 1983, Carl Bisgaier, Esq., an attorney for Affordable Living Corporation (hereinafter "ALC") sent a letter to the Mayor of the Township requesting a meeting to discuss plans to build Mount Laurel housing in the Township. In late December or early January 1984, Thomas A. Thomas, the Planning Consultant for the Township of Freehold, was instructed to consider the ALC property for possible Mount Laurel construction. After various meetings with the principals of ALC, its planning consultant and its attorney and the various professionals on behalf of the Township, the Township and ALC agreed to changes in the Township's zoning ordinance that would permit Mount Laurel housing to be built on ALC's property. The reaction of the Township to the proposals of ALC were unprecedented in the experience of

Bisgaier, the attorney for ALC. (For more detailed information, see Affidavit of Thomas A. Thomas in support of Defendant's Motion to Bar Builder's Remedy, paragraphs 12-16, and Affidavit of Kenneth S. Schuman, President of ALC.)

The past and present efforts of the Township cannot be ignored. Beyond all the philosophical, jurisprudential and sociological arguments of Mount Laurel II, there remains certain basic goals. The intention of Mount Laurel II is to streamline a process that became a litigious nightmare, failing to produce any lower income housing. Since it is the expressed "first" intention of the Mount Laurel II decision "to encourage voluntary compliance" the constitutional obligations espoused in Mount Laurel I, past efforts and voluntary compliance by the Township cannot be discounted. ' See, Mount Laurel II at 214 wherein the court held:

"[W]e intend to encourage voluntary compliance with the constitutional obligation by defining it more clearly.... We hope to achieve all of these purposes while preserving the fundamental legitimate control of municipalities over their own zoning and, indeed, their destiny."

#### CREDITS AGAINST FAIR SHARE FOR EXISTING HOUSING

The concept of giving credits to a municipality against its fair share number, in the context of a settlement is compelling where, as in the case of the Township of Freehold, fulfillment

of the constitutional obligations of the Mount Laurel doctrine resulted in actual construction of low cost housing in the past and will result in additional units in the future. See, AMG Realty Company v. Township of Warren, Docket Nos. L-23277-80 P.W. and L-67820-80 P.W. (hereinafter "AMG"), slip opinion at 28 (July 16, 1984), wherein the ultimate goal is recognized to be the satisfaction of the constitutional obligation under Mount Laurel.

The concept of credits and rewards for voluntary compliance and settlement of Mount Laurel litigation is key to the doctrine of Mount Laurel II which seeks to limit the legal gyrations that block the actual production of lower income housing. It is respectfully submitted that it is the Township's success at satisfying a portion of its fair share, as set forth in this submission, that entitles it to disparate treatment in contrast to other municipalities. (1)

A favored treatment of the municipalities who have made inclusionary efforts was recognized in AMG. See, AMG at 77. In AMG, the court acknowledged that its methodology was not to be "blindly rigid". Ibid. Where an inclusionary effort has been made and it has produced lower income housing, direct credits are appropriate and the municipalities obligation must be reduced.

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(1.) Prior to the court's decision in AMG, no municipality in this State was able to calculate its fair share with any degree of certainty. Thus, while many municipalities chose to do nothing, others, like the Township of Freehold made certain efforts that have both resulted in the construction of lower income housing in the past and plans for actual construction of lower income housing in the future.

Ibid, at 46, 77. Certainly, this method of credits is consistent with the Supreme Court's intentions of producing voluntary compliance and reducing litigation while providing realistic opportunities for the construction of lower income housing.

In determining the Mount Laurel fair share obligation of the Township of Freehold, this submission is made with the various assumptions justified by the Mount Laurel II and AMG opinions. Those assumptions are made and noted on the footnotes to the submission calculations.

CREDITS AGAINST PRESENT NEED AND AGAINST A PORTION OF 1980 PROSPECTIVE NEED WHICH HAS BECOME PRESENT NEED IN 1984

The Township has proposed various credits against its fair share number. Not\* only have the credits been proposed to offset the 1980 present need number, but credits\_j|re\_j^o^sed against a portion of the prospective need as well.

Analysis of the meaning of present and prospective need indicates that in 1984 a substantial portion of the prospective need must have, by necessity, become present need. Present need is defined as the indigeous need of the municipality and its fair share of the reallocated excess need of its present need region. AMG at 14. See, also, Mount Laurel II at 243-244. The term prospective need refers to household formations expected to statistically occur between 1980 and 1990- Needless to say, by 1984 some of those housholds have formed.

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tt and a portion of 1984 must be considered to have become present  
need as of the date of this submission. To hold otherwise, would  
be to deny the statistical growth and need from 1980 to 1984. *ms*

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Accordingly, credits against a portion of the prospective need fair share that has become present need should be provided on the same basis as credits against present need. Allowing such credits is even more compelling in the case of the Township of Freehold where it attempted to satisfy the constitutional obligations of Mount Laurel I while other municipalities sat back without even the most modest response to those constitutional obligations. Based on the foregoing, it is respectfully submitted that in evaluating the credits proposed, the court should consider

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that 45% of the prospective need is now present need.

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(2) 1980 prospective need is based on 1980 census, dated April 1980, April 1980 to October 1984 equals 4.5 years. When measured against the 10 year projection (1980 - 1990) 45% of time has elapsed.

### CREDITS FOR CONSTRUCTION BEFORE 1980

While the majority of the credits calculated by the Township of Freehold were "built before 1980, the condominium conversion of the Stonehurst Apartments began after 1980 resulting in the availability of the purchase of these units. An additional 100 units were constructed at Silvermead after 1980. Moreover, an addition accommodating 180 additional persons was made to the John L. Montgomery Home which was completed within the last several months. As to the credits for construction prior to 1980, the inclusionary practices of the Township of Freehold prior to 1980 should be permitted to the extent that the Township satisfied both its own needs and the regional needs including those of delinquent municipalities prior to 1980. One might argue that if the Township had fulfilled its fair share obligations for its present need prior to 1980, it would have no present need number; however, it must be recognized that a substantial number of dwellings constructed in the Township of Freehold that are considered to be substandard were constructed many decades ago; and no matter the availability of suitable housing, there will always be some who would prefer to live in the less populated areas in a home which has, perhaps, been in the family for a number of generations and is, by today's standards, inadequate housing. The remainder of the present need number for the Township of Freehold is a portion of the reallocated pool which has been caused by the delinquency of other municipalities,

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rather than by any past performance on the part of the Township of Freehold. It is respectfully submitted that if during the past, while under no compulsion to do so, the Township recognized and allowed for a variety of housing for many segments on the economic scale, it should now be allowed credit for that housing which was constructed so as to be available for low and moderate income persons, and has remained, through the workings of the free market available to lower income households. To do otherwise would be to impose upon Freehold Township a burden or standard of responsibility no different than is imposed upon municipalities which have intentionally sought to set themselves up as the enclaves of the rich and elite.

While the AMG formula purports to give credit for inclusionary efforts prior to 1980 by utilizing the median income ratio in the calculation, the relief given by using the ratio in the fair share formula is inadequate in the circumstance of Freehold Township. Consider, for example, that if the Township's median income was lower and equaled that of its region, so that the median income ratio was 1.000, the Township's total fair share obligation would decrease by only 58 units. On the other hand, assume that the Township's median income equaled Colts Neck's at \$38,077 and was 167% of the region's median income, the fair share number would only increase by 131 units. Therefore, although using the median income ratio does give some reward for past inclusionary efforts, AMG at 53, a municipality which has, ;



through enlightened zoning, encouraged and allowed nearly 20%<sup>(3)</sup> of its existing housing units to be either garden apartments or mobile homes will not receive the credits it deserves. It is for this reason that direct credits should be allowed.

Another reason to award credit for pre 1980 construction is that since before 1980 and until October, 1983 the Township was under a sewer moratorium imposed by the New Jersey Department of Environmental Protection. During that period, not only were housing developments unable to begin construction; but, one major condominium development, initially known as "Wemrock" and now known as "Raintree", was stopped in midstream. Many of the units, although finished, could not be inhabited. Therefore, large scale development in Freehold Township was impossible.

To this writer's knowledge, the only court decision touching directly on credits against a municipality's fair share number was Countryside Properties, Inc. v. Ringwood, Superior Court of New Jersey, Law Division, Docket No. L-42095-81 (July 25, 1984, decided by Honorable Stephan Skillman, J.S.C.) (hereafter "Ringwood"). Ringwood Borough is located entirely outside the "growth area" designated on the S.D.G.P. and, therefore, had only to satisfy its present indigenous need which is comprised of substandard housing within its municipal borders. Ringwood sought credit against its present indigenous need for rehabilitation efforts it had undertaken during the 1970's as to some of its

*Ringwood credits*

(3) 519 apartments (Stonemurst) + 171 apartments (Chesterfield) + 400 mobile homes (Silvermead) = 1090 units of 5,565 dwelling units (AMC at 107) = 19.6%.



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substandard housing, Judge Skillman rejected the requested credits pointing out that if the housing had been rehabilitated and brought up to standard prior to the 1980 census, those units would not have then appeared in the 1980 census as substandard. In this way Ringwood already received credit for its efforts. Had the Borough not undertaken the 1970's rehabilitation of some of its housing stock, the number of deficient housing units reflected in the 1980 census would have been greater; therefore, Ringwood<sup>1</sup>'s present indigenous need number would have been higher. j

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In contrast to the Ringwood case, Freehold Township seeks no credits for rehabilitation efforts prior to 1980 which would have been credited directly in the fair share number under the AMG formula. Instead, the Township seeks credit for a portion of it's inclusionary zoning efforts prior to 1980 which resulted in construction of lower income housing. It is respectfully submitted that only by giving such credits may the efforts of a conscientious municipality be given any direct reward.

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In the final analysis, the Township has always been ahead of its time in satisfying its constitutional obligations without judicial proscriptions and prior to the creation of the radical programs of Mount Laurel II. The Township allowed for a variety of housing, not because of compulsion, but because it zoned from a sense of equity. Even after the Supreme Court's doctrines announced in Mount Laurel II, most municipalities have remained

resistant and intransigent; in contrast, the Township of Freehold, when approached by a Mount Laurel developer responded responsibly and cooperated in passing an ordinance allowing for the realistic construction of Mount Laurel housing.

It is respectfully noted that the requirement to provide for construction of lower income housing did not begin with Mount Laurel II. Rather, it began in 1975 with the Supreme Court's decision in Mount Laurel I. Prior to 1975 and thereafter, the Township has provided a realistic opportunity for the construction of lower income housing and should receive direct credit for doing so.

#### LACK OF PRICE AND RESALE CONTROLS OF SOME UNITS

While the Township did not initiate any programs for placing price ceilings on housing or restrictions on resales, it must be recognized that such novel restrictions probably would not have passed judicial muster prior to the Supreme Court's decision in Mount Laurel II. To understand the judicial rancor with which a price control situation would have been met, one need only look at Freehold Township's experience in the area of rent control.

As to the units for which the Township is requesting credits, it is conceded that many of the units are not presently price controlled with the exception of rents at the mobile home park, those units at the Stonehurst Apartment and Condominium Complex that are subject to the Senior Citizens Disabled Protective Tenancy Act, N.J.S.A. 2A:18-61.22, et. seq. and the housing provided at



to lower income families. As inflation increases the price, there will, presumably, be a shift upwards in the entire economic picture including the income levels of low and moderate income people. Therefore, as the prices go up, so do the incomes of the persons sought to be accommodated. Secondly, since 1980 there has been constructed and continues to be constructed a large number of condominium units whose prices are just beyond the moderate range. (4) This situation assures that those who are beyond moderate incomes will have housing affordable to them and will not have to "invade" the low and moderate housing, thereby leaving that housing to accommodate low and moderate income people. Thirdly, with a substantial number of new low and moderate income units coming into the market place as a result of the settlement of this matter, it is even more likely that these units will not exceed affordable market levels in the future. -\*'

SUMMARY

In summary, the Township of Freehold deserves credits because it has acted responsibly in satisfying its constitutional obligations without judicial control. In the past, the Township has enacted rent control, has provided a variety of affordable

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(4) See Appendix C which sets forth the condominium projects and the current selling prices.

(5) See Proposal for Compliance, Schedule X, -p. HU>-

housing and allowed apartments and mobile homes when all other municipalities in the area excluded such usage. After the pronouncement of ~~Mount Laurel II~~ and before the filing of any suit, the Township of Freehold worked with Affordable Living Corporation to satisfy any additional obligations it may have had under ~~Mount Laurel II~~. The Township did so regardless of political pressure, the indefiniteness of fair share calculations and the indefiniteness of potential credits. Prior to the ~~AMC~~ opinion in July 1984, it was virtually impossible for any municipality to determine its fair share in order to satisfy the ~~Mount Laurel II~~ goal of voluntary compliance. Nevertheless, the Township of Freehold worked with ALC in order to attempt to provide for and actually construct ~~Mount Laurel II~~ units.

Having established by this submission the fair share obligation of the Township of Freehold, the Township has already contacted developers and designated certain property to fulfill any and all ~~Mount Laurel II~~ obligations through 1990. In so doing, the Township has not chosen property located in a farm area to be zoned with no realistic prospect of development. On the contrary, it has prepared a plan for compliance that will result in the ~~actual~~ construction of ~~Mount Laurel II~~ housing units in numbers in excess of its fair share. (6)

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(6) See f.n. 5, supra, and Schedule XI, p.49.

GROSS FAIR SHARE CALCULATION UNDER AMG: FREEHOLD TOWNSHIPPART I; PRESENT NEED

(Present Need Region: Monmouth &amp; Ocean Counties)

<u>I-A Land Area Calculations</u>	<u>Municipality</u>	<u>"Present Need" Region</u>
Total Land Area in Growth Area	9348 <sup>(1)</sup>	272,811
Less Growth Area of Urban Aid Municipalities with Excess of Indigenous need units	N/A	20,448
Remaining Growth Area	9348 <sup>(2)</sup>	252,363
Municipal Percent of Region Growth	3.7042%	
 <u>I-B Employment Calculations</u>		
Total Jobs (1982 Covered Employment)	6537	195,320
Less Jobs in Urban Aid Municipalities	N/A	24,786
Less Jobs in Municipalities 100% Outside Growth Area	N/A	24,293
Total Jobs	6537	146,241
Municipal Percent of Region's Jobs	4.4700	

(1) Re-adjuste^ for Environmentally Sensitive Area in Southeast corner of the Township (1602 acres). See Plates 1 and 2 and Narrative which follow this Schedule.

(2) If the remaining Growth Area were reduced for County and State owned land which is unavailable for development the gross and net fair share number would be reduced by 46. This submission does not seek a reduction for this; however, Freehold Township is uniquely situated in this regard because it surrounds the fully developed County Seat, is a municipality of great historical significance (Battle of Monmouth, etc.); hence, it has large tracts of land devoted to these uses. See Plate 3j pd1

<u>I-C Income Calculations</u>	<u>Municipality</u>	<u>"Present Need" Region</u>
Median Household Income	27,878	20,636.60
Ratio	1.3509	

I-D Present Need Calculations

<u>1982 Municipal Covered Employment</u>	<u>1982 "Present Need" Covered Employment</u>	<u>Percent</u>			
6537	146,241	4.4700			
<u>Municipal Growth Area (State Development Guide Plan) Acres</u>	<u>"Present Need" Region Growth Area Acres</u>	<u>Percent</u>			
9348	252,363	3.7042			
<u>Municipal Median Household Income (1979)</u>	<u>"Present Need" Region Median Household Income (1979)</u>	<u>Ratio</u>			
27,878	20,636.60	1.3509			
$\frac{4.4700+3.7042}{2}$	=	4.0871 x 1.3509 =	=	5.5213	
$\frac{4.4700+3.7042+5.5213}{3}$	=	4.562 x 2562 =	H6.9604	=	117

Reallocated Excess Need in "Present Need" Region = 2562 units

Municipal Share of Reallocated Excess: 117

Incl. add'l. reallocation: 117 x 1.20 = 140.4 = 140

Incl. allow, for vacancies: 140 x 1.03 = 144.2 = 144 (Present Need)

Present Need staged in three six-year periods = 144 x 3 = 432

Indigenous Need is number of units in municipality lacking complete plumbing, overcrowded, or lacking adequate heating.

I-E Summary of Present Need

Adjusted Indigenous Need:  
 (Warren Township Decision July 1984) 94 (3)

Total Present Need by 1990:  
 (Staged Allocated Present Need + Adjusted Indigenous Need) 48 + 94 = 142

PART II: PROSPECTIVE NEED

("Commutershed" Region: Monmouth, Mercer,  
 Ocean, Middlesex & Union Counties)

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<u>II-A Land Area Calculations</u>	<u>Municipality</u>	<u>Commutershed Region</u>
Total Land Area in Growth Area	9348 <sup>(4)</sup>	597,882
Less Growth Area in Urban Aid Municipalities Exceeding Indigenous Need Units	N/A	44,730
Net Growth Area	9348	553,152
Municipal Percent of Commutershed Region Growth Area	1.6899%	

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(3) If one were to use the Indigenous need calculation approved in Countryside Properties v. Ringwood, it would be reduced 32 units to a total indigenous need of 52. This reduction would carry through resulting in a gross fair share and net fair share number 32 units lower than those presented in this submission. See Appendix A for calculation methodology.

(4) See f.n. 1, supra.



<u>II-B Employment Calculations</u>	<u>Municipality</u>	<u>Commutershed Region</u>
Total Jobs (1982 Covered Employment)	6537	771,570
Less Jobs in those towns 100% Outside Growth Area	N/A	25,518
Less Jobs in Urban Aid Municipalities Exceeding Indigenous Need Units	N/A	141,856
Net Jobs for Calculations	6537	604,196
Municipal Percent of Commutershed Region's Jobs	1.0819%	
 <u>II-C Employment Growth Calculations</u>		
Employment Growth	302.6455	13,477
Less Job Growth in those towns 100% Outside Growth Area	N/A	945
Less Growth in Urban Aid Municipalities Exceeding Indigenous Need Units	N/A	-(3661)
Net Average Employment Growth	302.6455	16,193
Percent of Commutershed Region Job Growth	1.8689%	
 <u>II-D Household Income Calculations</u>		
Median Household Income	27,878	22,689.80
Ratio	1.2287	

II-E Prospective Need Calculations

Commutershed Region: Middlesex, Monmouth, Mercer, Ocean & Union Counties

New Mount Laurel Households: 1990 - Prospective Need - 65,422

<u>1982 Municipal Covered Employment</u>		Commutershed Region	
6537		<u>Covered Employment 1982</u>	<u>Percent</u>
		604,196	1.0819
<u>Municipal Growth Area (State Development Guide Plan) Acres</u>		<u>Commutershed Region</u>	
9348		<u>Growth Area Acres</u>	<u>Percent</u>
		553,152	1.6899
<u>Municipal Employment Growth 1972-1982, Average Annual Increase</u>		<u>Commutershed Region Employment Growth Average Annual Increase</u>	<u>Percent</u>
302,6455		16,193	1.8689
<u>Municipal Median Household Income (1979)</u>		<u>Commutershed Median Household Income (1979)</u>	<u>Ratio</u>
27, 878.00		22,689.80	1.2287
$\frac{1.0819+1.6899+1.8689}{3}$	=	1.5469% x 1.2287	= 1.9007%
$\frac{1.0819+1.6899+1.8689+1.9007}{4}$	=	1.6354% x 65,422	= <u>1070</u> 1069.8787 (Prospective Need)

II-F Summary of Municipal Gross Mount Laurel II Calculations

Prospective Need:	1070	
Incl. add'l. reallocation:	$1070 \times 1.20 = 1284$	
Incl. allow, for vacancies:	$1284 \times 1.03 = 1322.52$	
Total Prospective Need:		1323
Total Present Need by 1990:		<u>142</u>
Total Municipal Gross Fair Share:		
(Total Present Need + Total Prospective Need)		<u>1465</u> <sup>(*)</sup>

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(5) If this number were reduced per Ringwood case, see f.n. 3 > supra., and because of large area of land devoted to County use and State historical parks, see f.n. 2, supra., resulting gross fair share number would be 1349 to 1367.

NARRATIVE TO SCHEDULE I

ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE STATE  
DEVELOPMENT GUIDE PLAN DESIGNATED GROWTH AREA OF FREEHOLD TOWNSHIP

Freehold Township is geographically located along the dividing line which defines the outer coastal plain and inner coastal plain physiographic regions. North of the line, which generally parallels Elton Adelpia Road from Manalapan Township north of Smithburg northeasterly to Howell Township at Route 9, Freehold Township is the southern limit of the inner coastal plain which extends north to the foothills of the Watchung Mountains in Somerset County. South of the line, Freehold Township is the northern limit of the outer coastal plain which encompasses most of southern New Jersey. The latter area is dominated by the New Jersey Pine Barrens which extend into the southern portion of Freehold Township.

The northern portion of the Township is composed of gently to moderately rolling topography. This area was historically a prime agricultural area and large tracts of active farmland still exist in this portion of the Township. The northwestern portion of the Township is the headwaters of major tributaries of the Millstone River complex which extends into Mercer and Somerset counties, while the northeastern portion of the Township is the headwaters of the Swimming River which extends through Colts Neck, Middletown and Tinton Falls.

The southern portion of the Township is relatively flat and is physiographically the northern edge of the Pine Barrens. This area is located within the Cohansey geological formation and is comprised of sandy, well-drained soils typical of the Pine Barrens including

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I Atsion, Berryland, Lakehurst and Lakewood soils. These and other  
m Pine Barren soils have shallow depth to water table (0 inches  
- 18 inches) and extremely rapid percolation rates which severely  
I restricts development with on-site septic systems. The soils  
■ within the southeastern portion of Freehold Township and their  
■ suitability for septic disposal systems are presented in the Table  
JJ appearing on page .

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■ The southeastern portion of Freehold Township is dominated  
■ by the extensive New Jersey State Turkey Swamp Fish and Wildlife  
■ Management Area (1,569 acres), Monmouth County Turkey Swamp Park  
■ (506 acres) and Camp Nomoco, a Girl Scout Camp (245 acres). All  
■ three areas, particularly the Fish and Wildlife Management Area,  
I have been expanding during recent years. In addition, several  
m large parcels of land have been acquired by the Township due to  
■ tax liens and/or abandonment. The southern and east central portions  
I of the Township are the headwaters for the Toms, Metedeconk and  
■ Manasquan Rivers and is a major regional aquifer recharge area.

| As a result of natural constraints, development has occurred  
■ predominately in the northern portion of the Township within the  
■ inner coastal plain physiographic region. Only scattered, rural  
■ development, typical of Pine Barrens development, has occurred  
■ in the southern portion of the Township along the ridgelines which  
■ separate the riverine drainage areas.

| Freehold Township planning and zoning programs have been  
m cognizant of the historical development patterns and environmentally  
■ sensitive lands within the Township. In 1974, a Natural Resources  
■ Inventory prepared by Dames and Moore of Cranford, New Jersey,  
■ indexed the sensitive environmental features of the Township including

soils, hydrology, vegetation, flood plains, septic suitability, average depth of water table, foundation limitations and geology.

Based on these factors and on current state, federal and county development policies and regulations, Freehold Township zoned the sensitive environmental areas in the southern portion of the Township as Rural Residential (RR) with a minimum lot size of 5 acres when developed with on-site septic systems. Upland areas were identified and zoned as R-4.0 for 1 acre development. In addition, the Township developed a Groundwater Resources Protection Ordinance which requires special environmental analyses as part of subdivision and site plan reviews. This ordinance was modeled on the Pinelands Commission environmental regulations and also reflects New Jersey Department of Environmental Protection and United States Environmental Protection Agency policies relative to development reviews in environmentally sensitive areas including aquifer recharge areas.

Due to the extent of the sensitive environmental area, the natural physiographic constraints on development, and N.J.D.E.P. and U.S.E.P.A. regulations pertaining to sanitary sewer extensions, the Township Master Plan for sanitary sewers sets forth no proposals to extend sanitary sewers or water service to the southern portion of the Township. The southern portion of the Township is an area which is planned for rural, large lot development in accordance with the physical and environmental development constraints which exist.

New Jersey State Development Guide Plan

The New Jersey State Development Guide Plan (SDGP) includes

Freehold Township in three generalized land use areas: agriculture, limited growth and growth. The "agricultural area" is designated for the west central portion of the Township along the Manalapan border due to the orchards and active farming which occurred within the area in 1980. This portion of the Township drains to the Millstone River, is located within the Western Monmouth Utilities Authority service area and until 1983 had no available public water or sewerage service.

The "limited growth area" encompasses the bulk of the southcentral and southwestern portion of the Township. This is the major portion of the outer coastal plain area of the Township and includes the State Turkey Swamp Fish and Wildlife Management Area, the Monmouth County Turkey Swamp Park and the Girl Scout Camp.

The "growth area" includes the northern, eastcentral and southeastern portions of the Township. The growth area designation is generally consistent with existing and projected development areas within the northern and eastcentral portion of the Township. These areas of the Township have suburban development patterns and can generally be serviced with public sewer and water. (exceptions occur along the Marlboro Township border in the northcentral portion of Freehold Township due to drainage patterns, steep slopes and low-intensity development patterns)

The northern and eastcentral portions of the Township contrast dramatically with the southeastern portion of the Township which has scattered large lot rural residential development. The southeastern area of the Township included within the growth area consists of 1,602 acres. This area contains only 75 single family homes and one church. Other uses include one historic structure (Georgia School), a private camp ground (Pine Cone) and a private grass

landing strip. The area is heavily wooded and has only limited agricultural use due to the sandy, acidic soils and extreme wetness.

In terms of development characteristics and future development, the 1,602 acre southeastern portion of Freehold Township is comparable to and consistent with the characteristics of the "limited growth" area of the Township and the definitions contained in the S.D.G.P. It is an area which can sustain only limited growth due to the physiographic and environmental constraints of the area. For these reasons and to the extent that the area delineated as "environmentally sensitive" on Plate 1- is not a growth area at present and cannot physically be developed as a growth area in the future it should be excluded in calculating the Township's fair share obligations under the AMG formula. AMG at 50. See also, Mt. Laurel II at 224..

TABLE OF SOILS AND SEPTIC SUITABILITY

Southeastern Freehold Township

<u>Soil Symbol</u>	<u>Soil Name</u>	<u>Soil Type</u>	<u>Septic Suitability</u>
At	Atsion	sand	severe-wetness
Av	Berryland	sand	severe-wetness
Ev	Evesboro	sand	severe-poor filtration
Hv	Alluvial	loamy sand	severe-wetness
Kl	Klej	loamy sand	severe-wetness
La	Lakehurst	sand	moderate-wetness
Le	Lakewood	sand	severe-poor filtration
Pe	Pemberton	loamy sand	severe-wetness
To	Tinton	loamy sand	slight

Source: U.S.D.A. Soil Conservation Service, Monmouth County Soils Map Sheets 42 and 50 and Soil Interpretations Record, Freehold Soil Conservation District, 1984

See Plates 1 and 2 attached.



# SOILS

SOUTHEASTERN  
FREEHOLD  
TOWNSHIP

ENVIRONMENTALLY SENSITIVE AREA  
WITHIN STATE DEVELOPMENT  
GUIDE PLAN GROWTH AREA

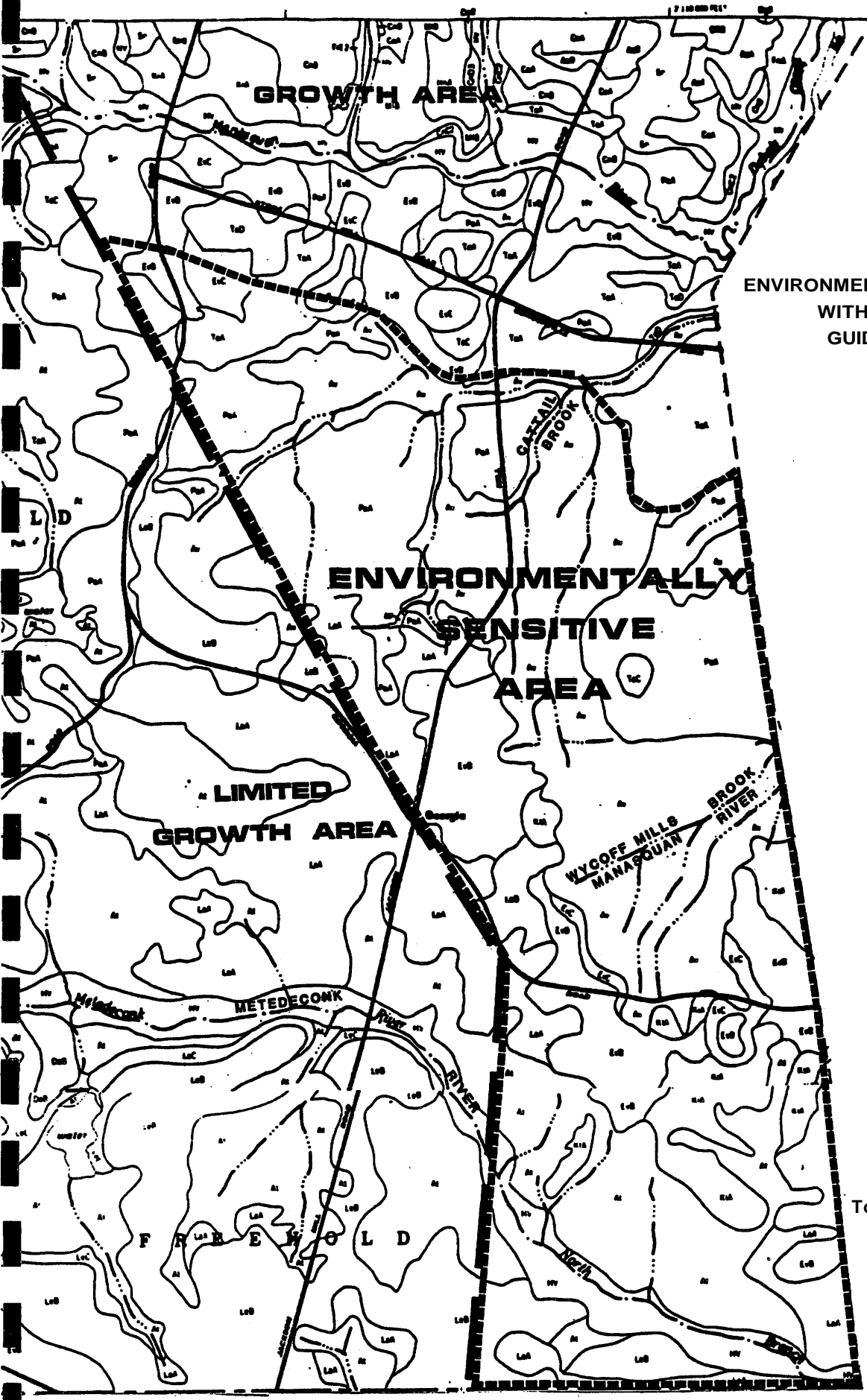
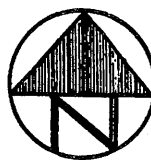
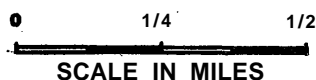


PLATE 2



SOURCES:  
U.S.D.A. Soil Conservation  
Service; Monmouth County  
Sheets 42 & 60 - 1984  
N.J. State Development  
Guide Plan - 1980

PREPARED BY:  
Townplan Associates - 1984





JOHN L. MONTGOMERY HOME <sup>(1)</sup>

The John L. Montgomery Home is located on Dutch Lane Road in the northern portion of the Township. The Home is operated by the County of Monmouth and by Spring, 1985 will house 236 persons. It is a dormitory style home operated for destitute, chronically ill county inhabitants 18 years of age or older.

The Home restricts its housing primarily to Monmouth County residents, although on rare occasion, residents from surrounding counties may be granted residence. The income level for the residents cannot exceed \$882.00 per month - \$10,584.00 annually; thereby, qualifying all residents as "low income". Additionally, no one is granted residency if assets exceed \$7,200.00. Any resident whose assets total between \$1,500.00 and \$7,200.00 must pay fees to the County for their housing until their assets have been reduced to the \$1,500.00 level. Thereafter, residents are not charged for housing. Generally, a resident does not move out of the Home, but continues as a resident until death. Dora Kirby, Home Administrator indicated that very rarely does a resident move elsewhere. Almost always their residency is terminated by death or transfer to Freehold Area Hospital.

- (1) The information set forth herein was supplied by the following:
  - (a) Romeo Cascaes, Freehold Township Clerk,
  - (b) Frederick Jahn, Freehold Township Administrator
  - (c) John T. Allen, Freehold Township Zoning Official and Construction Code Official.
  - (d) Dora Kirby, Administrator of John L. Montgomery Home.
  - (e) Susan Wood, Placement Officer and Social Worker at John L. Montgomery Home.

The residents of the Home are permanent residents of Freehold Township and are eligible to vote in Freehold Township, some of whom are registered and vote by absentee ballot. Although the original Home preexisted zoning regulations in Freehold Township, recently the Township amended its zoning ordinance to allow for an expansion of the facility to house 180 additional persons, which expansion was completed within the last several months. By Spring, 1985 an additional 56 persons will be housed at the **Home on a permanent basis.**

The Township, although collecting no real estate taxes on the facility, provides services to it such as police, first aid, fire protection, trash collection, utilities and street lighting. Hospital services are provided to the Home at Freehold Area Hospital located in Freehold Township.

Last year, the Township sought the cooperation of the **Borough of Freehold to share the cost of constructing a water** interconnection in the area of Hance Boulevard, a street within a residential subdivision located in both Freehold Township and Freehold Borough. When the Borough declined to appropriate the necessary funding, the entire project was financed by the Township primarily to assure adequate water pressure for fire fighting purposes at the site of the Home's new multi-story facility.



by the Township to offset the cost. In the case, of the County Home no tax revenue is received; therefore, to the extent of the services provided, the Township is subsidizing this housing for low income persons. In both cases, the residents are permanent citizens of Freehold Township eligible to vote in the Township. The housing facility of the home differs by necessity from conventional low income housing which would be built by a developer, because these low income people have the added handicap of being chronically ill. Surely that characteristic does not mean that they should not be counted or that housing to meet their special needs should not be constructed. If these persons did not live in the Home, they would have to be accommodated in housing units somewhere. In short, the county Home fulfills a need for a segment of the State's low income population that a private Mount Laurel housing development could never fulfill.

In summary, the county Home provides all elements of housing exclusively to low income persons on a permanent basis whereby they become residents, eligible to vote in Freehold Township. The Township has specifically zoned for the facility and provides it with full services while receiving no revenue. It is, therefore, respectfully submitted that the Township should receive full credit for the past 1980 addition to the Home which provides housing for 180 persons.

Schedule II  
REGIONAL MEDIAN HOUSEHOLD INCOME; OCTOBER, 1984

	Household Size									
	<u>1</u>		<u>2</u>		<u>3</u>		<u>4</u>		<u>5</u>	
	<u>Low</u>	<u>Moderate</u>	<u>Low</u>	<u>Moderate</u>	<u>Low</u>	<u>Moderate</u>	<u>Low</u>	<u>Moderate</u>	<u>Low</u>	<u>Moderate</u>
HUD Region (Monmouth/Ocean) Section 8 "lower income"(1) - March 1, 1984	\$11,050.	\$17,700.	\$12,650.	\$20,250.	\$14,200.	\$22,750.	\$15,800.	\$25,300.	\$17,050.	\$26,900.
Adjustment to Median Income to Reflect October, 1984:										
CPI <sup>(2)</sup> October, 1984	302.7* <sup>3*</sup>									
CPI February, 1984	290.5									
Increase factor (302.7*290.5)	1.042									
	x 1.042	x 1.042	x 1.042	x 1.042	x 1.042	x 1.042	x 1.042	x 1.042	x 1.042	x 1.042
REGIONAL MEDIAN HOUSEHOLD INCOME: OCTOBER, 1984	<u>\$11,514.</u> <sup>(4)</sup>	<u>\$18,443.</u> <sup>(4)</sup>	<u>\$13,181.</u> <sup>(4)</sup>	<u>\$21,101</u> <sup>(4)</sup>	<u>\$14,796</u> <sup>(4)</sup>	<u>\$23,706.</u> <sup>(4)</sup>	<u>\$16,464.</u> <sup>(4)</sup>	<u>\$26,363</u> <sup>(4)</sup>	<u>\$17,766.</u> <sup>(4)</sup>	<u>\$26,030.</u> <sup>(4)</sup>

- (1) HUD terminology of "lower income", 42 U.S.C. 1437a(b)(2), corresponds to Mt. Laurel II term "moderate income families," see So. Burlington County v. Mount laurel Tp., 92 N.J. 158, 221, f.n. 8 (1983).
- (2) Urban Wage Earners & Clerical Workers - Northeastern, N.J. See 114 N.J.L.J. 451 (Nov. 1, 1984).
- (3) Represents extrapolation, i.e. Aug. '84 = 297.1; Sept. '84 = 299.9; difference = 2.8. Therefore, Sept. '84 CPI of 299.9 + 2.8 = extrapolated CPI for October '84 of 302.7.
- (4) Posted to Schedule III, -p. 3^

Schedule III

AFFORDABILITY OF HOUSING BY HOUSEHOLD SIZE; FREEHOLD TOWNSHIP - OCTOBER, 1984

<u>Household Size.</u>	Moderate (1) <u>80%</u>	Low (1) <u>50%</u>	Moderate (2) <u>Rent Level</u>	Low (3) <u>Rent Level</u>	Moderate (4) <u>Sales Level</u>	Low (5) <u>Sales Level</u>
1	\$18,443.	\$11,514.	\$461.	\$288.	\$34,120.	\$18,998.
2	21,101.	13,181.	528.	330.	39,037.	21,749.
3	23,706.	14,796.	593.	370.	43,856.	24,413.
4	26,363.	16,464.	659.	412.	48,772.	27,187.
5	28,030.	17,766.	701.	444.	51,856.	29,314.

- (1) From Schedule II, p-3&•
- (2) Moderate Income x 30%, see CUPR @ pp. 378-382, discussing abandonment of 25\$ "rule of thumb".
- (3) Low Income x 30%.
- (4) Moderate Income x I.85. This factor works very well for determining affordable housing for moderate income household. The factor assumes 10% downpayment, 30 years payout, 12% interest, payment of taxes at current rate (\$2.64 per hundred dollars of valuation @ 91% average ratio), payment of monthly condominium maintenance charge (\$60), payment of mortgage insurance (\$b). Assumes 28% of income being earmarked for shelter.. The factor is very conservative, see CUPR @ p.382, which discusses factor of 2 to 2.5 x income as being acceptable.
- (5) Low Income x I.65. Assumes same as above; however, factor is lower than for moderate income because larger proportion of income is needed to pay for other basic necessities.



Schedule IV

CHESTERFIELD APARTMENTS - ANALYSIS OF RENTALS; OCTOBER, 1984

TOTAL # OF UNITS - 171

<u>Type of Unit</u>	<u># of Units</u>	<u>Current Mkt. Rental</u> (1)	<u>Sales Prices</u> (2)	<u>Household Size</u>	<u>Affordable to Low (L), Moderate (M), Neither (N)</u> (3)
1 Bedroom	145	\$415.	N/A	2	M
2 Bedroom	26	\$480.	N/A	3-4	M

- (1) Per Leon Kleiner, managing partner of Chesterfield Associates, owner of complex. Rental includes heat.  
 (2) Strictly rental.  
 (3) Based on Schedule III, -p. 3\*).

1  
80  
1

STONEHURST AT FREEHOLD ANALYSIS OF SALES & RENTALS; OCTOBER, 1984

TOTAL # OF UNITS - 519

Section I - 101 Units - Rentals Only<sup>(1)</sup>

<u>Type of Unit</u>	# of <u>Units</u>	(2)		<u>Household Size</u>	<u>Affordable to Low (L) Moderate (M), Neither (N)</u> <sup>(3)</sup>
		<u>Current Mkt. Rental</u>	<u>Sales Prices</u>		
1 Bedroom Apt.	76	\$450.	N/A	2	M
2 Bedroom Apt.	20	550.	N/A	3 - 4	M
Townhouse	5	620.	N/A	5	M

Section II<sup>4</sup>\* 85 Units - Sales & Rentals

<u>Type of Unit</u>	# of <u>Units</u>	<u>Current Mkt. Rental</u> <sup>(5)</sup>	<u>Sales Prices (Sept. '81, r, Apr. '84)</u> <sup>(6)</sup>	<u>Household Size</u>	<u>Affordable to Low (L) Moderate (M), Neither (N)</u> <sup>(3)</sup>
1 Bedroom Apt.	51	475.	\$21,818. to \$37,000.	2	M
2 Bedroom (small) Apt.	19	535.	\$29,000. to \$5,000.	3	M
2 Bedroom (large) Apt.	9	585.	\$35,000. to \$35,750.	4	M
3 Bedroom Apt.	2	610.	\$37,500.	5	M
Townhouse	5	630.	\$42,530. to \$51,000.	5	M

- (1) Are not converted to condo's & are strictly for rental.
- (2) Per rental office - rent includes heat.
- (3) Based on Schedule III, -p 3T
- (4) Approximately 67% of units not occupied by owners & are rented out.
- (5) Per Carl P. Gross, managing principal of G.B. Ltd. Oper. Co., Inc., managing agent for many unit owners including STN 54 Associates which owns large number of units. Rentals set forth are market rentals although there are currently existing many leases at lesser rents. Rentals include all utilities.
- (6) Per Real Estate Atlas, Monmouth County (August, 1984; Geographical Ownership Volume) - for relevant pages see Appendix B, -p. oa -
- (7) Second bedroom small.
- (8) Second bedroom larger.
- (9) Third bedroom small.

Section III\*<sup>10</sup> - 233 Units - Sales Ss. Rentals

<u>Type of Unit</u>	<u># of Units</u>	<u>Current<sup>(11)</sup> Mkt. Rental</u>	<u>Sales Prices (Apr. '83 to June '84)<sup>(12)</sup></u>	<u>Household Size</u>	<u>Affordable to Low (L), Moderate (M), Neither (N)<sup>(13)</sup></u>
1 Bedroom	160	\$475.	\$21,818. to \$38,000.	2	M
2 Bedroom (small)	38	535.	\$0.000. to \$39,530.	3	M
2 Bedroom (large)	22	585.	\$36,000. to \$38,500.	4	M
3 Bedroom <sup>VXD?</sup>	8	610.	\$31,000.	5	M
Townhouse	5	630.	\$44,000. to \$55,900.	5	M

Section IV<sup>(17)</sup> - 100 Units - Sales & Rentals

<u>Type of Unit</u>	<u># of Units</u>	<u>Current<sup>(11)</sup> Mkt. Rental</u>	<u>Sales Prices (June '82 to Mar. '84)<sup>(12)</sup></u>	<u>Household Size</u>	<u>Affordable to Low (L), Moderate (M), Neither (N)<sup>(13)</sup></u>
1 Bedroom	65	\$475.	\$21,818. to \$9,500.	2	M
2 Bedroom (small)	21	535.	\$30,500. to \$33,000.	3	M
2 Bedroom (large)	3	585.	\$37,500. to \$43,800.	4	M
3 Bedroom	3	610.	\$39,000. to \$90,000.	5	M
Townhouse	4	630.	\$44,000. to \$10,000.	5	M

(10) Approximately 57% of units not occupied by owners & are rented out.

(11) See f.n. 5, supra.

(12) See f.n. 6, supra.

(13) See f.n. 3, supra.

(14) See f.n. 7, supra.

(15) See f.n. 8, supra.

(16) See f.n. 9, supra.

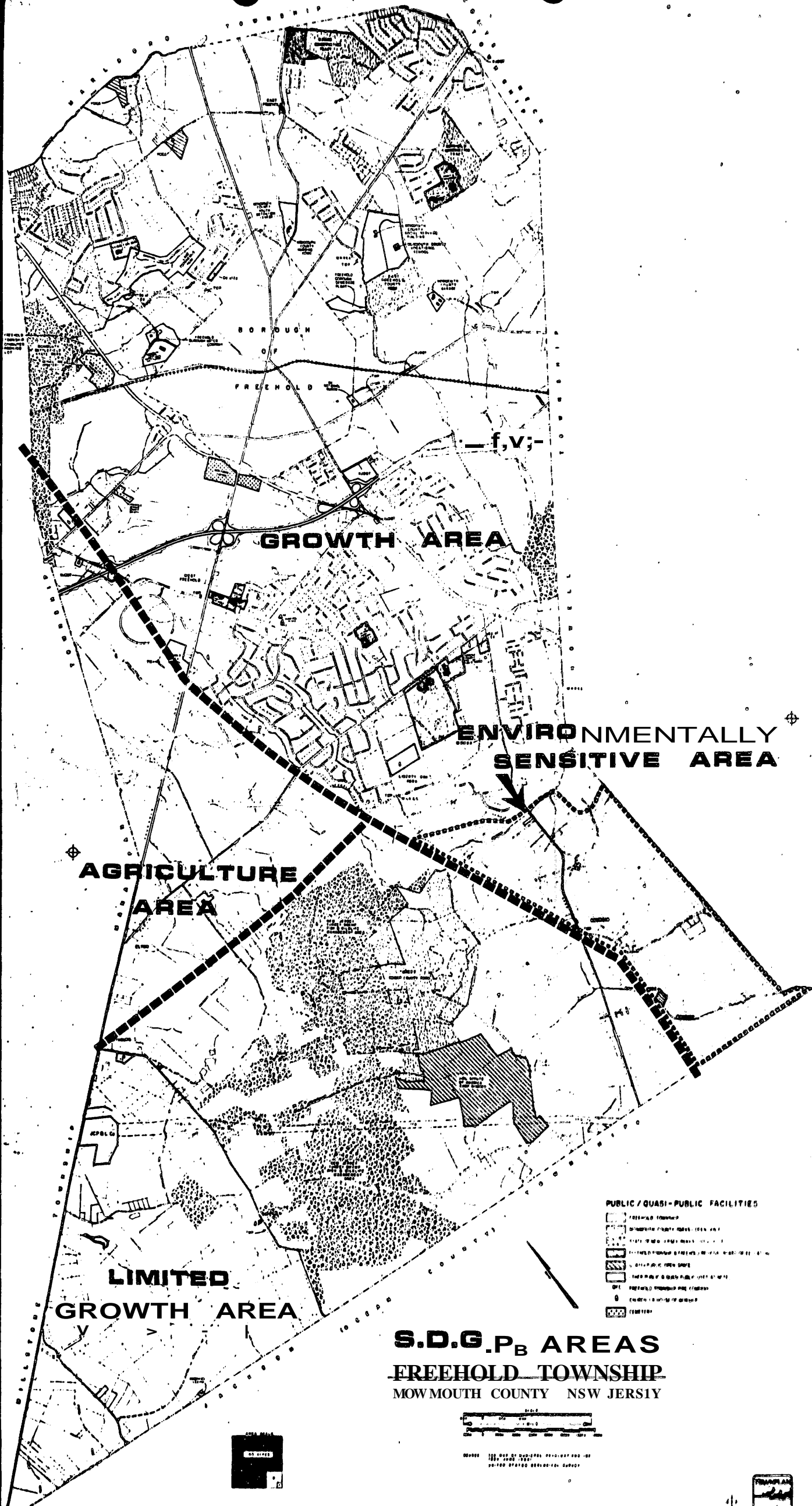
(17) Approximately 50% of units not occupied by owners & are rented out.

SILVERMEAD (1) - ANALYSIS OF SALES & RENTALS: OCTOBER, 1984

TOTAL # OF UNITS - 400

# of Units	Monthly Rent(3)	Insurance and Mortgage (4)	Total (5)	Affordable to Low (L), Moderate (M), Neither (N)(6)		Insurance and Mortgage (7)	Total (5)	Affordable to Low (L), Moderate (M), Neither (N)(6)	
				(L), Moderate (M), Neither (N)(6)	(L), Moderate (M), Neither (N)(6)			(L), Moderate (M), Neither (N)(6)	(L), Moderate (M), Neither (N)(6)
8	\$ 124.	\$124.	\$338	0	0	\$ 0.	\$410	0	0
69	124.	124.	330	0	0	0.	494	0	0
1	124.	124.	330	0	0	0.	494	0	0
14	124.	124.	411	0	0	0.	494	0	0
1	124.	124.	411	0	0	0.	494	0	0
39	124.	124.	411	0	0	0.	494	0	0
41	124.	124.	411	0	0	0.	494	0	0
20	124.	124.	411	0	0	0.	494	0	0
3	124.	124.	411	0	0	0.	494	0	0
1	124.	124.	411	0	0	0.	494	0	0
1	124.	124.	411	0	0	0.	494	0	0
8	124.	124.	465	0	0	0.	494	0	0

(1) Silvermead is an egg...  
 (2) ...  
 (3) ...  
 (4) ...  
 (5) ...  
 (6) ...  
 (7) ...  
 (8) ...



**AGRICULTURE  
AREA**

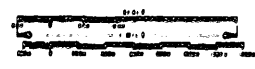
**GROWTH AREA**

**ENVIRONMENTALLY  
SENSITIVE AREA**

**LIMITED  
GROWTH AREA**

- PUBLIC / QUASI-PUBLIC FACILITIES**
- FREEHOLD TOWNSHIP
  - MUNICIPAL PUBLIC FACILITIES (CITY, ETC.)
  - STATE PUBLIC FACILITIES (NJ TURNPIKE, ETC.)
  - LIMITED PURPOSE STREETS / HIGHWAYS (NJ TURNPIKE, ETC.)
  - OTHER PUBLIC OPEN SPACE
  - TOWNSHIP OR QUASI-PUBLIC (CITY, ETC.)
  - PARKLAND (MUNICIPAL, STATE, ETC.)
  - CEMETERY

**S.D.G.P.B. AREAS  
FREEHOLD TOWNSHIP  
MOWMOUTH COUNTY NEW JERSEY**



MADE BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION  
DATE: 1970



# of Units	(9) Monthly Rent (10)	Insurance and mortgage (11)	Total (12)	Affordable to low (L), Moderate (M), Neither (N) (13)	Insurance and Mortgage (14)	Total (12)	Affordable to Low (L), Moderate (M), Neither (N) (13)	Insurance and Mortgage (15)	Total (12)	Affordable to Law (L), Moderate (M), Neither (N) (U-3)
1	\$200.	\$303.	\$503.	M	\$388.	\$588.	N	\$451.	\$651.	N
7	216.	303.	519.	M	388.	604.	N	451.	667.	N
1	223.	303.	526.	M	388.	611.	N	451.	674.	N
2	224.	303.	527.	M	388.	612.	N	451.	675.	N
2	226.	303.	529.	M	388.	614.	N	451.	677.	N
6	227.	303.	530.	M	388.	615.	N	451.	678.	N
2	228.	303.	531.	M	388.	616.	N	451.	679.	N
3	235-	303.	538.	M	388.	623.	N	451.	686.	N
53	242.	303.	545.	M	388.	630.	N	451.	693.	N
10	247.	303.	550.	M	388.	635.	N	451.	698.	N
1	253.	303.	556.	M	388.	641.	N	451.	704.	N
19	258.	303.	561.	M	388.	646.	N	451.	709.	N
1	260.	303.	563.	M	388.	648.	N	451.	711.	N
1	261.	303.	564.	M	388.	649.	N	451.	712.	N
2	264.	303.	567.	M	388.	652.	N	451.	715.	N
2	268.	303.	571.	M	388.	656.	N	451.	719.	N
12	269.	303.	572.	M	388.	657.	N	451.	720.	N
1	271.	303.	574.	M	388.	659.	N	451.	722.	N
3	273.	303.	576.	M	388.	661.	N	451.	724.	N
4	282.	303.	585.	M	388.	670.	N	451.	733.	N
2	283.	303.	586.	M	388.	671.	N	451.	734.	N
2	284.	303.	587.	M	388.	672.	N	451.	735.	N
3	285.	303.	588.	M	388.	673.	N	451.	736.	N
2	288.	303.	591.	M	388.	676.	N	451.	739.	N
1	289.	303.	592.	N	388.	677.	N	451.	740.	N
1 *	290.	303.	593.	N	388.	678.	N	451.	741.	N
27	294.	303.	597.	N	388.	682.	N	451.	745.	N
3	295.	303.	598.	N	388.	683.	N	451.	746.	N
1	296.	303.	599.	N	388.	684.	N	451.	747.	N
1	300.	303.	603.	N	388.	688.	N	451.	751.	N
4	301.	303.	604.	N	388.	689.	N	451.	752.	N
14	303.	303.	606.	N	388.	691.	N	451.	754.	N
1	310.	303.	613.	N	388.	698.	N	451.	761.	N
6	315.	303.	618.	N	388.	703.	N	451.	766.	N

(9) See fn. 2, apa.

(10) See fn. 3, sipa.

(11) Mxtgijg and insuraro for \$38,000 uiLt. See Sctefile VH. "Hnandrg Cbts for Mobile HUES", -p MS

(12) Total of lot rental aid financing oast far uiLt.

(13) Assures a household of three. Alfragh a largsr household niigrt be assigned to a dxtOg wide irit in aanvartdoBlinJbile hone pork, because of the a& linitation in SLLvemBad the household size was limited to three.

(14) MstrgagJ and insurance for \$36,000 uiLt. See Schedule MH, "Financing Cbts far Mobile Rinss", -p H3

(15) Mxtggs erd insurance far ^2,000 uiLt. See Sotetule VEL, "Hnancirg Obsts far MJbile HOIES", -p H3

Schedule VII

FINANCING COSTS FOR MOBILE HOMES: OCTOBER, 1984

Section I - Single Wide Homes

<u>Purchase Price</u> (1)	<u>Down Payment</u> (2)	<u>Financed Amount</u> <sup>(-*)</sup> <sub>Kii</sub>	<u>Monthly Payment</u> <sup>(i)</sup> <sub>^</sub>	<u>Mortgage Insurance</u>	<u>Total</u>
\$11,000.	\$1,100.	\$ 9,900.	\$116.	\$8.	\$124.
15,500.	1,550.	13,950.	163.	8.	171.
19,000.	1,900.	17,100.	200.	8.	208.

Section II - Double Wide Homes

<u>Purchase Price</u> (1)	<u>Down Payment</u> <sup>(2)</sup> <sub>v<sub>c</sub></sub>	<u>Financed Amount</u> <sup>(*)</sup> <sub>v<sub>31</sub></sub>	<u>Monthly Payment</u> <sup>(4)</sup> <sub>^</sub>	<u>Mortgage Insurance</u>	<u>Total</u>
\$28,000.	\$2,800.	\$25,200.	\$295.	\$8.	\$303.
36,000.	3,600.	32,400.	380.	8.	388.
42,000.	4,200.	37,800.	443.	8.	451.

(1) Per conversation with Seymour Silver, corporate secretary and managing officer of Silver Enterprises, Inc., owner of Silvermead Mobile Home Park & Sales. Advised that single wide units currently sell for prices ranging from \$11,000 to \$19,000 with the median selling price being \$15,000 to \$16,000. The double wide units currently sell for prices ranging from \$28,000 to \$42,000 with the median selling price being \$35,000 to \$37,000. An independent check was made of the foregoing information by contacting Michael Castoro, President of the Mobile Home Owners' Association in Silvermead.

(2) 10% of purchase price.

(3) Purchase price less down payment.

(4) 13% interest, 20 year payout. See CUPR @ p.359, paragraph 2 and at pp.360-361, f.n. 21.

Schedule VIII

SUMMARY OF LOWER INCOME HOUSING CREDITS

		<u>Low</u>	<u>Moderate</u>
John L. Montgomery Home (1)		180	
Uneufcerfield Apartments (2)	171 units x 60% (3)		103
Stonehurst Apartments & Condominiums (4)	518 units x 60% (3)		311
Silvermead, Section I (single wide units) (5)	203 units x 60% (6)		122
Silvermead, Section II (double wide units) (7)	142 units x 33% (8) x 60% (6)		28
		<u>180</u>	<u>564</u>

(1) See pages 32 to 35.

(2) See Schedule IV, p. 38.

(3) Factor of 60# is used, assuming 40% of the occupants of the lower income units are above the lower income levels. This factor is believed to be conservative for several reasons. First, the units were rent controlled from 1975 until 1983\* During that 8 year period, those who could not afford housing elsewhere would have gained occupancy in the rent controlled housing. Upon expiration of rent control, the protection of tenants under the condominium conversion legislation and Protected Tenancy Act secured their occupancy. Second, because of the multitude of housing available just above the moderate price range, see Appendix C, persons whose incomes are above moderate, but below the level to enable them to afford single family residences on larger lots will not have to "invade" the low and moderate housing, leaving it for persons of low and moderate income.

(4) See Schedule V, p. 39-

(5) See Schedule VI, p. 41.

(6) See f.n. 3. Silvermead is still rent controlled. It is an adult park; therefore, by reason of the fixed income of seniors the actual percentage of low and moderate occupied, especially in Section I, is probably greater than 60%. Finally, because seniors generally have had an opportunity to save, many of the mobile homes may be purchased rather than financed; therefore, the total monthly cost may be much less than portrayed on Schedule VI, pp. 41 and 42.

(7) See Schedule VI, p. 41.

(8) The 142 moderate units in Section II are decreased by 2/3rds because those lots would only be available to low and moderate persons if the least costly of the double wide units were located on those lots. See Schedule VI. By reason of the range of prices for double wide units, see Schedule VII, it is estimated that that will occur only 1/3rd of the time.



Schedule IX

RECAP OF GROSS FAIR SHARE LESS CREDITS: NET PAIR SHARE

Gross Fair Share (Schedule I, p. 10)		1465
Less: Credits (Schedule VIII, p. 44)		
Low	180	
Moderate	<u>564</u>	<u>744</u>
Net Fair Share		<u>721</u>

4  
i

A PROPOSAL FOR COMPLIANCE\*<sup>(1)</sup>

Developer	Property <sup>(2)</sup>		# of Acres	Total # of Units	# of Low Income Units	# of Moderate Income Units	Total low/Moderate Units	# of Conventional Units
	Lot	Block						
Plaintiff, APC <sup>(3)</sup>	Parcel "A" in Complaint		320	1072	0	0	0	1072
Plaintiff, APC <sup>(3)</sup>	Parcel "B" in Complaint		75	898	173	172	345	553
A.L.C. <sup>(4)</sup>	18 & 18A	86	77	920	92	92	184	736
K. Hovnanian, Inc. <sup>(5)</sup>	36 & 35	49	53	488	49	49	98	390
Hovbilt, Inc. <sup>*6*</sup>	7 & 7B	81	20	240	24	24	48	192
J. Louro <sup>(7)</sup>	16	83	79	600	60	60	120	480
J.L. Montgomery Home <sup>(8)</sup>	17	28	19	56	56	0	<b>J6</b>	0
				<u>4,274</u>	<u>454</u>	<u>397</u>	<u>851</u>	<u>3,423</u>

(1) It is realized that if the court approves of the settlement as explained in this submission, it does not necessarily mean that court approves of this particular plan for compliance which will have to be submitted to the court for approval before the 90 day repose period allowed by Order dated October 26, 1984 expires.

(2) See Plate 4, p. 48 for location of properties.

(3) Based on settlement reached with Plaintiff.

(4) Affordable Living Corporation, represented by Carl Bisgaier, Esq. Developer approached Township requesting Mount Laurel zoning. After numerous conferences, Township passed an ordinance creating an "ML II" zone and included Affordable Living Corporation's property within that zone.

(5) There have been numerous conferences with developer who originally proposed high density in accordance with zoning. When advised that property would be changed to "ML II" developer advised Township that even though zoning would allow 12 units per acre, they could not, in accordance with proper planning, place more than 488 units on the property. Developer requested less than a 20% set aside; however, Township has required the set aside of 10% low and 10% moderate.

- (6) Property is currently zoned R-40. Developer requested high density zoning. Township has informed developer that zoning would probably be "ML II". Recent conversations with developer's representatives indicate their interest to build 12 units per acre in conjunction with the development of the rest of their tract in Howell Township.
- (7) See Letter from developer dated July 12, 1984, included as Appendix D. Environmental Sensitivity of a portion of the area prevents development at full 12 units per acre. Louro is a local builder/developer.
- (8) Per Dora Kirby, Home Administrator, facilities for 56 more persons will be opened in Spring, 1985.

LAND USE PLAN

RESIDENTIAL

- R-R - RURAL RESIDENTIAL
- R-40 - 40,000 Sq Ft SWSU MWLV Uln Lot Area
- R-88 - 83,000 Sq Ft
- R-g6 - 80,999 &gt;>
- SH8 - is. 9ee 89. n
- R -
- PAC - PLANNED ADULT COMMUNITY (Approved)
- PUD - PLANNED UNIT DEVELOPMENT (fiprewGI)
- HIGH DENSITY - GARDEN APT. / TOWNHOUSE
- MH - MANUFACTURED HOUSING
- ML-II - MOUNT LAUREL II MODERATE SLOW GROWTH ZONING
- PRD - PLANNED RESIDENTIAL DEVELOPMENT

BUSINESS / SERVICE

- B-1 - HOMEWARE DEVELOPMENT
- B-2 - SERVICE AND SUPPLY
- MC-1 - HISTORIC COMMERCIAL
- M-1 - HOSPITAL
- P-1
- P-2 - PROFESSIONAL OFFICE / RESIDENTIAL

INDUSTRIAL / RESEARCH

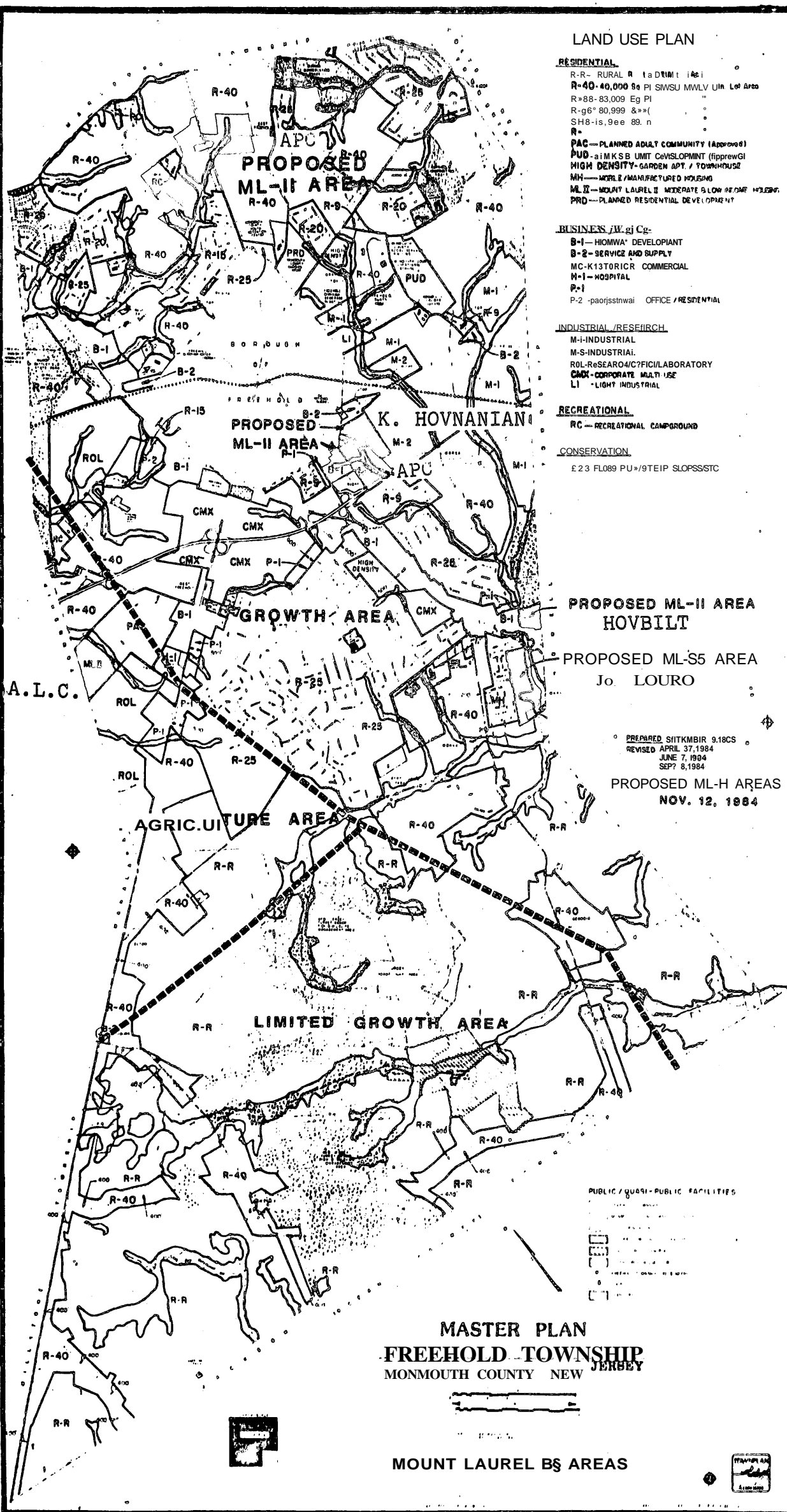
- M-I - INDUSTRIAL
- M-S - INDUSTRIAL
- ROL - RESEARCH / OFFICE / LABORATORY
- CMX - CORPORATE MULTI-USE
- LI - LIGHT INDUSTRIAL

RECREATIONAL

- RC - RECREATIONAL CAMPGROUND

CONSERVATION

- E23 FLO89 PU>9TEIP SLOPSSSTC



PROPOSED ML-II AREA HOVBILT

PROPOSED ML-S5 AREA Jo. LOURO

PREPARED SITKMBIR 9.18CS  
 REVISED APRIL 37, 1984  
 JUNE 7, 1984  
 SEP 7, 1984  
 PROPOSED ML-H AREAS  
 NOV. 12, 1984

PUBLIC / QUASI-PUBLIC FACILITIES

MASTER PLAN  
 FREEHOLD TOWNSHIP  
 MONMOUTH COUNTY NEW JERSEY

MOUNT LAUREL B5 AREAS

PLATE 4

Schedule XI

RECAPITULATION OF LOW/MODERATE UNITS: 1990 - OVERZONING

	(A)	(B)	(C)
<u>Low/Moderate Units: 1990</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Credits (See Schedule VIII, p. ^4)	180		744
Proposal for Compliance (See Schedule X, p. 46)	<u>454</u>	<u>397</u>	<u>851</u>
	<u>634</u>	<u>961</u>	<u>1,595</u>
<u>Overzoning (1)</u>			
Total of Low/Moderate Units (Column C above)	1,595		
Less: Gross Fair Share (Schedule I, p. IB)	<u>1,465</u>		
Overzoning In Number of Units	<u>130</u>		

(1) It is respectfully submitted that there is really no need to overzone for Mount Laurel housing because as revealed by Schedule X, p. 46, the properties to be zoned for Mount Laurel housing are those of developers who have approached the Township regarding the development of these tracts. Additionally, the number of units set forth on Schedule X, p. 46, are not the "optimum" number of units which could be "squeezed" out of the property, but are the realistic buildout numbers that the developers indicate that they can construct.

rf

APPENDIX

EXHIBIT A

PRESENT NEED CALCULATION UTILIZING  
COUNTRYSIDE PROPERTIES v. RINGWOOD METHODOLOGY

Countryside Properties, Inc. v. Borough of Ringwood (7/25/84 -- Docket No. L-42095-81) (hereinafter "Countryside") addressed a "basic issue for calculating the "presnt need" for low and moderate income housing in accordance with the requirements of the Mount Laurel II doctrine.

The court specifically reviewed the methodology utilized in the Urban League (Middlesex County) Mount Laurel litigation and report prepared by Rutgers - the State University of New Jersey Center for Urban Policy Research entitled Mount Laurel II: Challenge and Delivery of Low Cost Housing (1983).

The methodology utilized in the Urban League case is essentially the same methodology utilized in AMG Realty Company v. Township of Warren (hereinafter "AMG"). The Urban League methodology utilizes three surrogates of housing deficiencies; lack of complete plumbing, overcrowding (1.01 or more occupants per room) and lack of central heating. A calculation to eliminate any overlap was included.

Utilizing the data from AMG would produce the following for Freehold Township and its present need region (Monmouth and Ocean Counties). The total present need for Freehold Township,

according to AMG, is 114 units and the Freehold Township present need ratio to the region is 0.008724.

PRESENT INDIGENOUS NEED - PER URBAN LEAGUE METHODOLOGY

<u>Overcrowded Units</u>		<u>Lack Complete Plumbing Not Overcrowded</u>	<u>Units Lacking Adequate Heating</u>	<u>Total Present Need</u>
Freehold Township	57	30	27	114
Monmouth County	3947	1537	2295	7779
Ocean County	<u>2519</u>	<u>523</u>	<u>2254</u>	<u>5289</u>
Present Need Region	6466	2060	4549	13068

Freehold Township Present Need Ratio of Region =  $114 \div 13068 = 0.008724$

Source: AMG @ 107 and 109.

According to the Rutgers<sup>1</sup> Study, the Mount Laurel Eligible Households occupying deficient housing within the East Central Region (Monmouth and Ocean Counties) is 4,960 (Exhibit 2A-1, page 142, Rutgers Study and Ringwood @ 6-9). Utilizing the Rutgers Study and Ringwood methodologies and applying the "total present need" ratios from Table 1 above to the Rutgers Study total of 4,960 would produce a "present need" of 43 units for Freehold Township.

, Ringwood also determined that Mount Laurel Eligible Households occupying deficient housing equaled 54.3% rather than the 82% utilized in the Urban League methodology (derived from Tri-State



Regional Planning Commission Study).

Application of the Ringwood percentage to the 114 total present need identified in Table 1 above would result in 62 units rather than 93 units based upon the Q2% adjustment factor used in AMG. In effect, utilization of the Ringwood methodology would result in a present need of 43 units and an adjusted present need of 62 units based upon the present indigenous need ratio for Monmouth and Ocean Counties.

Lot #	Land Dimensions	Owners Name	Land-Use	Map	Val-L	Date	Sis-Price-S	Bk	Land Dimensions	Owners Name	Land-Use	Map	Val-L	Date	Sis-Price-S	Bk		
#	Bvldng Drscp	Mailing Address	Mxp-P	Map	BF-Val-L	J20	Oeed-Ref	101.9	Buildfng Descp	Mailing Adffss	Map	Map	Impr-val-l	Zone	Oeed-Rel	Qoallil		
CgVIII	Additional Lois	Properiv	Lotaiioa	IEalmi	Mig.td	Owfr	Qoallil	AMillioat lots	Preperiv location	Euni	Mig.Cd	Own						
71	180X343	CATEC RIMMC 1101 I-16*iv g 11.OC. HCWEP C3R BER.NSES RT CE. K.J.	CM MF- Vtt						CR IWKWE I CABO. CRO KXV COURT K.K.: k. at*. *. CRO K'h-ZSJT US Cr. k. C77B *las*. H.; AF-T. S.V.I. CCKRf BOAT J. C. C77B 2. JE* C A. 6 C3R73% S. STHIMLL CORNER RC. UOX. k.J. SIEIc LIBMSC B 1 *RA STILLMILLS COR RC EE. fc.J. K. JO* C 1 MAR U% STIUNEU CORNER RS. EEHOLL k.J. ( I i M K 1 53P11 1 r t u F I L I S CORNER 43	RISTTL IT. KSI 867.3001	C783	104.003	J	04393-01008/ 06633 0 w/	0682 B/C K 0435-0C926 ? *? 100729 OMM7		05735 OWC 131.500 04483-00291 04005 o.w.e 0976 54.500 399' 35' 01455 OWC	
71	174X261	MOWER CORPORATION 4 BFRINGCR RD IDEA. N.J. WEBB SOW. DEPINSE R5 DBAL R.J.	UNAPI VACAKI UNipn															
71	180X700	ARKIK VEKICRS c. c. Jp x 6 CST 1MB BSAth. N07754	VACANT															
71	180X499	VAPPS. FRAI A EON H16 v v 9 K 4	833.000J S'B.40SII															
71	180X343	FREEHOLD, N.J. K.SUN. SCOTT R P.C. BOX 876																
71	180X261	MOWER CORPORATION 4 BFRINGCR RD IDEA. N.J. WEBB SOW. DEPINSE R5 DBAL R.J.	UNAPI VACAKI UNipn															
71	180X499	VAPPS. FRAI A EON H16 v v 9 K 4	833.000J S'B.40SII															
71	180X700	ARKIK VEKICRS c. c. Jp x 6 CST 1MB BSAth. N07754	VACANT															
71	180X343	FREEHOLD, N.J. K.SUN. SCOTT R P.C. BOX 876																
71	180X261	MOWER CORPORATION 4 BFRINGCR RD IDEA. N.J. WEBB SOW. DEPINSE R5 DBAL R.J.	UNAPI VACAKI UNipn															
71	180X499	VAPPS. FRAI A EON H16 v v 9 K 4	833.000J S'B.40SII															
71	180X700	ARKIK VEKICRS c. c. Jp x 6 CST 1MB BSAth. N07754	VACANT															
71	180X343	FREEHOLD, N.J. K.SUN. SCOTT R P.C. BOX 876																

EXHIBIT B  
Sales of Stonehurst  
Units

bl	land	liin-r.itoBs	bwnm	name	lane-Utr	lane-At-l	ibait	su-Pntf-5
lot *	BHIDPQ	OMCP	JMailap	AddIMS	Map-	hnpj-Val-l	Zeoc	Dfed-hfl
Oaail	Addition	Ion			Piop-m	location	ii"<	MifiXd Owa
71.1	ORHWL	K	KSSTI	95.000	tir	77.MC		
16	10KS FIFIS-DP			025.3001		043300(81)		
71.1	Kic	losM	p	os	UMA			
71.1	cus	Eib	KMJT	KBH	rvboj	ess-3		
11.Hi	E icicas	BRAS		IK.BM:		0478-3044		
71.1	JRE	k			07771	01WJ.WN:		
71.1	CIKTR	AMT	IJC	IUMV	I	STH	fc	oKil
11.C7C	7 F	S9	TERRAS			IS.3361		04374-0908
71.1	FUMARMCV	JCS	F4	PATRICIA	R	ISCU		088: 34.SOS
11.077	I C	WIBS3S	TERMS			026.0001		043154066S
71.1	FRIEWLC	fa			07778			
11.078	STK M	4SSKIATES		BHBU		05.0001		am 71.818
71.1	S3WSIFUK8*					025.3001		044E7 40483
71.1	STK 64	ASSKIA-ES			07778	0784	71.8VS	ntxOK
11.041	S3	si	mik	smn		ITS.3001		044000481
71.1	JBfiBftAA			JBH11		WBSa	TERMS	eMM.BNa
11.047	HBANWCR	TBIFO	eJ			EKSSU		ss:obob
71.1	MS	SUMCT	Ae			3001		011111111
11.043	sn	4	ASSSUUS			NISSCS	UOAC	01SEC.W
71.1	S3	S1	HIUK	STREET		175.3901		04457-0049
11.044	SIK	S4	ASS	ATES		07778	4.C	MielJOS
11.044	S3	KST	KMIC	STUE		125.3001		044C7-004Si
71.1	cuich	la	E	I	tiatn	sbtDA		0881 71.00C
11.045	1416	KIMBER	DE			TESSOOJ		OUIS-OCMI
71.1	SU	nit	i	ICES	UHIE	i		85.0001
11.046	4F	WIOSO	TEBIAa			043S3-0074		075.30011
71.1	JS	WSI				KB:		01MS.MC
11.047	131	1H3S		R3C		05.0001		043-40563
71.1	CHERRY	HILL				0823		04334-0877
11.048	KIRSCHE	FREDERICK	SUZANNE			05.0001		04336-0215
71.1	ROSS	DAVID				R.033J		111: 28.25
11.05	C	3K	M			0431-0271E		0431-0271E
71.1	FRIEHC	fc			07771	05	A	MINOSOR
11.051	CASB	ns	ASS	CAES		KRTL		05.0001
71.1	FRIEHC	k			07778	81	MINOSOR	TERMS
11.053	KIRSCHE	FREDERICK	SUZANNE			05.0001		04334-11H
71.1	B	WK	V		1838	07S4C.01		07S4C.01
11.064	DAVIDD	M-TZ	I	MF6J	JOIA	REIGI		R.03CJ
71.1	MAC	RICCAS	I	JEAN		H	WOS	C
11.085	125	41	STREH	IE		STISSOJ		04347-0216
71.1	CAVA	KCIA	I	TRUSTEE		RESSU		R.000J
11.086	34	twi	n			075.3001		0435749-71
71.1	LAW	MAR	I	MOG	CTZ	UMCIC	REISU	LJOOJ
11.087	S3	RIC	AN			026.5001		04318-0523
71.1	SUTife	AC	fc	ICSJ	I	C	CS	T-KC
11.088	TM	IA	m	%	mz		KSR	R.K.C
71.1	CHALLENGE	JO	E	I	E	ROSES	RIST	R.O.ML
11.089	7t	EOHICC	C			IX.SSC:		04374-02E
71.1	RIKS	ca	k		074K	SA	WCS	T
11.09	SIOM	AS	ASSA	ADK	11C	RISCI		05.0001
71.1	SI	A	STOMHNS	B		SH.S3CS		04396-0216
11.091	FKit	CJ	k		07778	8	e	Matic
71.1	TOS	RIVER	AFILIATES			RESDU		R.000L
11.092	77	FCSPJ	IS	PC	B	SC		tK.SMI1
71.1	HUH	k	J		0767C	8	C	MIOSO
11.093	STH	S4	ASSKIAIEB			KSC:I		R.oooj
71.1	S3	ic	r	Mik	siRxn		SJS3001J	0446740483
11.094	FREHOLD				07778	6	MINOSOR	nmAD
71.1	FERRARC	JCS	E	WRV	E			R.030J
11.095	131	EAGLEME	IC			0436740043		0436740043
71.1	VENICE	JEAN				R.O.ML		04316-0212
11.096	DOE	SHEETMAN	LA	VENICE		in	oe	04316-0212
71.1	158	STUVESAN	AV			025.3001		04332-0277
11.097	JOUKE	JDSIPP			07W	W	WW45	04332-0277
71.1	100	DOHRJUS	DOINI			04355-0301		04355-0301
11.101	STN	S4	ASSOCIATES			RISOL		R.O.
71.1	FREHOLD	A			07778	118	71.75:	04332-0277
11.102	LWIKSTOS	CAM	et	CIVHU		R	000L	1167 W.
71.1	IK	S	1C	AT		04374C:EF		04374C:EF
11.103	FKWit	fc			07771	176	71.5:	04331-021
71.1	223	IC	TUR			025.3001		04331-021
11.104	MI	ca	si			04331-021		04331-021





Table with 10 columns: Land-Use, Owners Name, Map#, LiDat, 5U-Hiit, Bldk, Land Dimensions, Owners, Land-Use, Lane-Vai-Uoair, Sls-PuctfS. The table lists multiple property records with details such as addresses, lot numbers, and owner names.

Table with multiple columns: BU, land Pinftions, Dwrn Nam, lan-Uu, lano-val-I, Date, Sis-Price-S, BU t, laac Dimmions, Owntu Jatr, land-U, l-w-a-i, Uir, Sis-Price-S. The table contains numerous rows of property listing data.





BU	lanf Dtmrntioni	Owneli hamr	lan-cUse	land-vai-i	Uair	M*Plic>S	BU	lane 0*Miions	Owners Nam*	land-Ust	lwd-vai-i	Date	Sis-Prcc-E
10!	Btldiag D'scp	Mailing Addftrts	Map*	linp-v-i-l	?oaf	Dttt-Rel	lei	Building Deup	Mailing Addfst	Map>	lnpf-Vai-I	Zone	D ttd-M
Qualil	Addlioai leu		PIOPfMy	Locahor.	timt	Mlg.Cd Owi	Qaalll	Additional lots		igp>rt)	lotator.	1f>mt	Mig.te Own
71.J	6.811	SIKitts? aSIKUIOV IK **:- roMjs: am		fc.oot er.Toci		04474-02786	71.J	CM	asiittA. F>A> t n 4 (IMMUBI BFC FREEMC. J. J. 07778	BISSK	R.000.	0783	7S.00C
03	7.3	FBUHst. k.J. 07771	H. Alro	ERUR. B.	0484		71.3	C7K	JHStk DEWHS t iiiiNS* 11 SCHAEFFER LANE FREEMC. J. J. 07778	SOU	fc.ocal	OSC	2B.SK
63	7.1	MRS**:- an9:AlI3s IK (I-C IKKJKJW Bv: «I.e.>: k. v. C7771	BE0il	(i. COOL	0484		71.3	C7S3	FEDOROVA. GREER 75-C STONEHURST B.LV FREEMC. J. J. 07778	EB3U	fc.OVW	0833	K.BK
03	7.1	litfAMV t u: tuts 508 BUMP? AVE 0784S	Hi. C	(IONEKRT. BL	01590 0MW		71.1	0.704	*IK it 4SSKUTE8 S3IC51 Mik(1 FREEMC. J. J. 07778	BEKU	*S.006.	0284	71.BIO
03	7.13	STONHURST AT FREEMC.J HI t rOKMUSKT (4*8 FREEHCL. k.J. 07728	BEKU	BS.0008	27.7001		71.3	8.785	*78 t «O>HURST BLVD FREEMC. J. J. 07728	«DU	*5.000.	0284	71.BIO
03	7.13	CUADASO MUMCKa H: I (IOKIURT BIW FKEN9.C. k.J. 07778	BHDU	is.oo0L	*71.1001		71.3	8.785	MRSIHS. tmvo 4 *78 t «O>HURST BLVD FREEMC. J. J. 07728	«DU	*5.000.	0284	71.BIO
03	7.13	(TK 5* ASSSTATES (3 KT Mik r FREEMC. J. J. 07728	RECTL	55.000L	*27.7002		71.3	8.785	MIHIIIPS. MBIt MBBSSEN *re F STOfMAT BIW FREEMC. J. J. 07728	K(9:t	*5.000L	0882	3S.500
03	7.13	STN 54 ASSOCIATES (3 * r Mik T FKHCL. fc. j. 07728	Ken	*5.000L	*829.1001		71.3	C7B7	(T * M atSKUTES 53 NE5T MAIN ST FRIEKU. k.J. 07728	EXSEt	B.0001	0447	740418
03	7.13	BHIOAV «ne t SUBAK i n-d HI M STONE*RS* Bl< *SEEWI?..t. j. QTTQ	BESTI	(5.00UJ	027.7001		71.3	cm	*CVES. tamrn f k m. *» H (IQfWUSI BIW	K*DT:	85.000.	0183	3C.600
03	7.13	TALBE?.. BE. LE. I (3-A (TOKfSK Bl< FBESMOC. k.J. 07778	ftsti	(s.ooel	*27.7001		71.3	cm	MIHfC. JOM AIM Hi A (TOASHAS BIW	RECTL	85.000.	04370	0088
03	7.3	(Tk 6* ASSOCIAS a ter Mik r FREEMC. J. J. 07778	man	BVOOO.	*77.7K1		71.3	t.Bir	CsaiHS. JMCS B (USAK 4K UIIUS %< dAIEK KIMC. « V 10314	RECTL	*5.0001	0183	1C08C
03	7.3	REEXSIC. k.J. 07778	H3 6 (IONEKJU. B<	BEIDII	55.000L		71.3	(.13	*BAISOI. KIUAM C H: C DOKUABT BIVC	RECTL	*5.000.	0438	4008
03	7.3	ICK. «DEVEK H3 C (IWKHJB7 BLUE FKECir. k.J. 07728	BEIDII	55.000L	*37.7091		71.3	0.13	*HKEHBU. k. j. amB Utt(Q.E. BS?<	RECTL	*5.000L	0483	32.B9S
03	7.13	STN 54 ASSOCIATES 63 NE5T MAIN S< FKE. k. j. CTII	RECTL	*.LOKIJ	*2.7001		71.3	I.BU	*B* C STONEHURST B.LV FKIw. k. j. 07728	KCOU	55.000L	01305	01.1
03	7.13	OPAT? S?DNE H3f VpK'S- S.< JrRSKS.*>?.. d*7*	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	OITTK. JIM F H: E JIWWV: B1C	BHDT.	BS.009.	0557	78.OK
03	7.13	JrRSKS.*>?.. d*7*	RECTL	55.000L	*27.7001		71.3	ens	F*IE. k. j. J. 07778 OS.4SSKIATES	RECTL	85.000.	0553	3C.BC
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*74? V&A (MB. RC> AVE NAS-INDIA (IN. S. 07778	RECTL	85.000.	01205	00.1
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	litfJUSIC MIWJ J 1 MURIEK E BEKTI H- C STONHJWJ BIW	RECTL	85.000.	0781	38.OK
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	H- C STONHJWJ BIW 1. FRHHO?r. k.J. C7778	RECTL	85.000.	04355	09786
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	IKC9U DIAKI B* C STONEHURST B.LV	RECTL	85.000.	0583	35.00C
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	DKQ>AV OOKAJE B. » MRV E. BEC:i *i: hiooss w<	RECTL	85.000.	0207C	08C
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	BCII. SECIMJ) 1 CHMIO?7t *u wioos< oam	RECTL	85.000.	040EJ	74.80C
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*HES>cr. fc. j. 22?2S ussier. ELIZABETH 4	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*11 IOIOSOR SB. FREEMC. J. J. 07778	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	LEE. ROBERT I & MARGARET * MIC<SU< DR.	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	FBEEWit. k. j. C7778 E M C. «CHIAK I. k MRV JAS RE5D?<	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*17 H&C?A DR. FREEMC. J. J. 07778	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	V «WTON DK *ALUCA. k.J. 07778	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	00*51S «OB» A *13 HAAUK DBRE	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	FBIH<L. A. J. 07771 DMOBEA. BEBWRP A » 000Ib> HSTI	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*11 HA?Hok pl Fihiel. «ISwm	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	Bea JUEH? B?B?o H NAWCK O «/ \	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	F«Eij. tn. e>m litAa BLOWK i «UTE\	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	ESIPA. «J. J. M N4yrB9BB> t UZCTU	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*fiwrtok Ch. FKEWIC. k.J. 07778	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*10-JU. UI F. 8 (E V. *j HAF>OK DR.	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	FISi>C.C. k. j. C7776 BIAA. F6AC.8 J. k MRV	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*» NINDS?R DE *REN5I. k.J. 07778	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	INOHOV. k:UAK JOH V 1 69SI K. SE5CTI *7: ASS? DRIVE	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	FKIt>Oie. Kl. 07778 ZAKCKS. NIU4K J I MICV C RISOI	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*E. ASS? DRIVE *F«E. k. j. 07778	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	fiW K-tt DEIMP «> 8 M&WV t SISO?< H: AS? wip	RECTL	85.000.	071.000.	4215- #7
03	7.13	FKE. k. j. CTII	H3 5 Inp*uss. K<	R.009L	*21.1001		71.3	ens	*BEF?L. A. J. 07778	RECTL	85.000.	071.000.	4215- #7

Exhibit C

CONDOMINIUM UNITS SLIGHTLY ABOVE MODERATE SALES PRICE

<u>Development</u>	<u>Lot</u>	<u>Property Block</u>	<u>Year of Construction</u>	<u># of Units</u>	<u>Sales Price</u>
Deerbrook <sup>(1)</sup>	21.011 <u>et seq.</u>	83	1982-1983	168	\$49,725. - \$62,500. <sup>(2)</sup>
Raintree <sup>(3)</sup>	1.01 <u>et st2Q.</u>	86.03 <u>et, seq.</u>	1983-1984	1234	\$49,900. - \$83,000. <sup>(4)</sup>
Briarwood <sup>(5)</sup>	5A	41	1984	<u>96</u> 1498	\$51,900. - \$63,900. <sup>(6)</sup>

- (1) Located on Route 9, North of Howell Township border. Built by Hovbilt, Inc.
- (2) See four pages of sales records following this Exhibit.
- (3) Commenced as "Wemrock Farms" in 1974, never occupied because of sewer moratorium and financial difficulty of original developer. In 1983, developer Michael Kaplan revitalized project finishing those units which had been partially completed and finishing balance of project.
- (4) See three pages of sales records following this Exhibit. 1
- (5) Located adjacent to Chesterfield garden apartments. Builder is Leon Kleiner, who also built the garden apartments. 1
- (6) Per conversation with Leon Kleiner, builder. No sales have been closed. 1

Blk # Lot # Detail	Land Dimensions Building Descp Additional Lots	Owners Name Mailing Address	Land-Use Map-P	Land-Val-1 Impr-Val-1 Property Location	Date Zone Exam	Sis-Price- Deed-Ref Mtg.Cd	Lot # Detail	Land Dimensions Building Descp Additional Lots	Owners Name Mailing Address	Land-Use Map-P	Land-Val-1 Impr-Val-1 Property Location	Date Zone Exam	Sis-Price- Deed-Ref Mtg.Cd
02	2761275	MASCIP, APRAM FRIENDLY FARMINGDALE RD ADELPHI N J 07710	VACANT	078,600 UNIMPR			03	1.07 AC	VIGGIANO, LUCY C R.T. # 1 BOX 185 FRIENDLY, N.J. 07726	RESOTL	074,100 018,000	0-26	0000
01	15 1,067AC	RAAE JOH & LIRE RD# B01 180 ROUTE 5 FRIENDLY, N.J. 07726	RESOTL	034,200 078,800	S-25C	045C	02	108A200	WAVE, CHARLES J & LOURNE RD # 4 BOX 180 HIGHWAY 5 FRIENDLY, N.J. 07726	RESOTL	077,000 032,200	1202	04,900
01	1703AC	P.K.E. ASSOCIATES 40 NORTH HAMBURGTON ST.	RESOTL	075,900 075,900		045C	05	1501200	MITCHELL, FRANK & BEVERLY RD# STRICKLAND RD FRIENDLY, N.J. 07726	RESOTL	071,000 067,000	0602	00,800
						045C	03		LUZZI, DAVID & LISA #1-1 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000	1003	51,700
						045C	03		BEBEL, JOANNE B #1-2 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000	1203	57,579
						045C	03		COCCHIA, CAROLYN C #1-3 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 039,200	1003	00A41-0024
						045C	03		MOVBILL INC #1-4 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000		02284-0001
						045C	05		RICHARDSON, STEVEN & LINDA #1-5 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 026,600	1003	04,070
						045C	03		ZANDONIAR, REGINA A #1-6 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 042,300	1003	57,877
						045C	03		D'ROURKE, KEVIN W & DEBORAH #1-7 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000	1002	56,271
						045C	03						04A42-0021
						045C	03						02284-0001
02	2701234	ELBA CORPORATION THE PO BOX 53 HOUSTON TEXAS 77001	COM	0180,000 060,000	1276	000,000	03		MOVBILL INC #1-8 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000		04433-0001
03	1331175	JANUS, ADELVA W 603 MONTEP AVENUE PELHAM MANOR, N.Y. 10823	RESOTL	029,000 013,100	038C	0225- 791	03		MACCIA, ALEXANDER JR #2-1 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 039,200	0903	54,890
03	1451240	JANUS, CELYN W 603 MONTEP AVENUE PELHAM MANOR, N.Y. 10823	RESOTL	027,400 026,800	038C	0225- 791	03		KROFT, SARAH #2-2 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 026,200	0903	57,575
03	3,85AC	SILVER MOBILE HOME PARK, INC HIGHWAY 5 FRIENDLY, N.J. 07726	COMPR	077,000 070,300		01955-044C	02		MOVBILL INC #2-3 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000		04433-0001
04	4.61AC	VANDEVIC, MAURICE & BILLY PETER RD# B01226 JACKSONHILLS FRIENDLY, N.J. 07726	RESOTL	023,100 030,200	0903	33,000	03		CASEY, JAMES R & PATRICIA E #2-4 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 039,200	0903	04A33-0001
03	1001590	BERNY, JOHN & MARIE RD# BOX 155 FRIENDLY, N.J. 07726	RESOTL	019,000 027,000	S-25C	045C	03		COPEN & SIBBING ET AL #2-5 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000	0903	54,290
03	1101580	MICKS, RALPH W #JACKSONS MILL, R.D.# 4 FRIENDLY, N.J. 07726	RESOTL	014,400 030,700	0181	425- 784	03		SILVERSTEIN, LAWRENCE & KAPLAN #2-6 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000	0903	58,276
03	1041590	ROCCO, ANTHONY RD 30 JACKSONS MILL RD FRIENDLY, N.J. 07726	RESOTL	020,600 030,400	1078	4137- 419	02		CONNLI, ROBERT W & MARILYN A #2-7 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 041,700	0903	58,215
03	3.0AC	THEKILDEN, CHRIS W & VIRGINIA 34 JACKSON MILLS RD FRIENDLY, N.J. 07726	RESOTL	023,200 022,100	0577	41,000	03		PALUMBO, ANTHONY #2-8 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000	0903	55,523
03	17.0 AC	JACOBS, HARR & ETHEL 394 STEWART CIRCLE FRIENDLY, N.J. 07726	UNIMPR	060,000 051,100	0577	70,000	03		LEWIS, MARION F #2-1 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 040,100	0903	53,176
02	40.90 AC	SILVER MOBILE HOME PARK, INC RD # 4 FRIENDLY, N.J. 07726	COMPR	077,000 045,200		01955-044C	02		PARELLA, MICHAEL A & BERNARD #2-2 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 040,600	1003	52,567
03	6.20AC	SILVER MOBILE HOME PARK, INC RD # 4 FRIENDLY, N.J. 07726	VACANT	027,200 UNIMPR		01955-044C	03		GINSBERG, JEROME S #2-3 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 041,700	1003	61,400
03	3.03AC	GIGDENBAC, MAR E & SHIRLEY A RD 4 STRICKLAND RD FRIENDLY, N.J. 07726	RESOTL	016,200 079,200	1063	20,000	03		MOVBILL INC #3-4 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 039,200		04433-0001
03	48.33 AC	SILVER MOBILE HOME PARK, INC R.D.# 4 FRIENDLY, N.J. 07726	COMPR	0195,000 01,110,000		01955-044C	03		MCCARTHY, FRANCES L #3-5 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 043,100	1003	55,835
03	14.29AC	SILVER MOBILE HOME PARK, INC R.D.# 4 FRIENDLY, N.J. 07726	COMPR	0214,050 029,400		01955-044C	03		ARDEN, MITCHELL & LORI #3-6 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 043,100	0903	57,900
03	9.10 AC	SILVER, SODIE R.D.# 4 FRIENDLY, N.J. 07726	RESOTL	0137,700 048,600		01955-044C	03		STRAUSS, JESSICA #3-7 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 043,100	0903	58,300
03	13.10 AC	SILVER MOBILE HOME PARK INC R.D.# 4 FRIENDLY, N.J. 07726	COMPR	0196,500 0189,400		01955-044C	03		LOVELL-HENITTI, KAREN E #3-8 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 043,100	0903	56,800
03	78.718 AC	STRICKLAND, MARY E & RICHARD RD 4 STRICKLAND RD FRIENDLY, N.J. 07726	UNIMPR	029,400 071,700	0478	005- 504	02		MILTON, ALFRED III ET AL #4-1 ATLANTA COURT FRIENDLY, N.J. 07726	VACANT	08,000	0304	51,785
03	1.80AC	STRICKLAND, CHARLES & LINDA K RD 4 BOX 50 FRIENDLY, N.J. 07726	RESOTL	014,500 071,700		045C	03		GIRT, BURESH C #4-2 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 041,700	0703	61,804
03	1.39AC	YZATZOS, MICHAEL & FANNIE 32-41 44TH ST ASTORIA N.Y. 11103	VACANT	025,000 UNIMPR		045C	03		SCHULER, FREDERICK J & ELAINE #4-3 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 039,200	0204	58,215
03	1.611AC	STATE OF NJ DEPT OF TRANS 1035 PARKWAY TRENTON, N.J. 08626	PUBTY	010,000 UNIMPR		045C	03		MAZZELLA, RICHARD A & MARTINA #4-4 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 041,700	0703	04A21-0001
03	80035'	STATE OF NJ DEPT OF TRANS 1035 PARKWAY TRENTON, N.J. 08626	PUBTY	0900 UNIMPR		045C	03		STARITA, JEANETTE #4-5 ATLANTA COURT FRIENDLY, N.J. 07726	RESOTL	08,000 043,100	0404	55,835

## DEERBROOK

### Sales Prices for Units

Table with columns: Land Dimensions, Building Desc, Property Name, land-use Map, Property location, Property Size, Property Value, Property Description, Property Address, Property Owner, Property Value, Property Description, Property Address, Property Owner, Property Value, Property Description, Property Address, Property Owner.

FREEDHC THP

DJIT 17

P<<: 337TM

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FREEDHC 1#

out 17

PASE: ZR-

File #	File Name	File Type	File Size	File Date	File Owner	File Location	File Description
9200-2800	set-it an	isooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	ciao-Eitwo	30e'tet	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	ara rta	l'ooat	nca	M383HI 9	>all' d'rs 'san		
9200-2800	vast an	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	sacet an	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	adfr3C'o	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	j 99 att	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	posv 3BB	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	abHO-BRM	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	sato-tatM	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	uso*um	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	U4 > 311	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	? > > an	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	«S_ ail	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	Hilia»asai	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	we* an	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	S9»ctbt	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	iaa aio	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	SOMO-SCM	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	mo nub	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	stea	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	aa'stff	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	MOB*atM	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	Slk'll ail	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	ood Mwy	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	sail an	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	MBT-I	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	MOB-OC'O	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	my* an	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	lar« an	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	Umwe*	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	aaao-wm	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	tos-ft ait	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	swat 3N	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	Kit	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	S2»MCW	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	OWM 321	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	ant-tacit	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	f'an an	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	b«M-aaaa	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	sués aoi	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	stfK saw	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	JE-g gig	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	Aisiat-iicw	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	F-A	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99

Additional Info

File #	File Name	File Type	File Size	File Date	File Owner	File Location	File Description
9200-2800	WOM'O	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	WOM'O	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99
9200-2800	WOM'O	l'ooat	naa	11/01/99	31/11/99	31/11/99	31/11/99

File # Lot # Geot.	Land Dimensions Building Descp Additional Lots	Owners Name Mailing Address	Land-Use Map-P	Impr-Val-1 Zone	Impr-Val-2 Zone	Date Mtg.Cd	Sis-Price- Deed-Ref	Blk # Lot #	Land Dimensions Building Descp Additional Lots	Own Mailing Address	Land-Use Map-P	Impr-Val-1 Zone	Impr-Val-2 Zone	Date Mtg.Cd	Sis-Price- Deed-Ref		
21.206		HEINER, JAY P 720-B AUSTIN COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1182	51 400	943.1001	04387-02708	04	1.0AC	FRIEDMAN DORA R.D. 4, GEORGIA RD. FREEHOLD, N.J. 07728	FRREG	916.000L	973.8001	S-250	DW2	
21.207		SANTORO, SANTORO & MALIN 720-7 AUSTIN COURT FREEHOLD, N.J. 07728	RESCTL	96.000L	1182	50 450	943.1001	04387-02774	04	12.15AC	FRIEDMAN DORA RD 4 GEORGIA ROAD FREEHOLD, N.J. 07728	FRREG	916.000L	973.8001	S-250	DW2	
21.208		LIYAKASA, BOROJINR & SONIA 720-B AUGUSTA COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1282	54 500	943.1001	04384-00329	04	1.0AC	DRCS, JOSEPH & JEAN M. R.D. 4 BOX 136 FREEHOLD, N.J. 07728	FRREG	916.000L	973.8001	S-250	DW2	
21.211		MOVBILL INC 721-1 AUSTIN COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1082		941.7001	04375-00116	04	16.0 AC	CRAIG, STEPHEN A. & JEAN L. "GEORGIA RD., R.D. 4 FREEHOLD, N.J. 07728	RESCTL	940.000L	935.3001		DW2	
21.212		MOVBILL INC 721-2 AUGUSTA COURT FREEHOLD, N.J. 07728	VACANT	98.000L	1082		941.7001	04375-00116	04	9.82AC	DRCS, JOSEPH & JEAN M. RD4 BOX 136 FREEHOLD, N.J. 07728	FRREG	94,500L			DW2	
21.213		MOVBILL INC 721-3 AUGUSTA COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1082		941.7001	04375-00116	04	18.0AC	STARR, ESTHER ESTATE OF P STARR 27-65 N 5TH ST BROOKLYN, N.Y. 11224	FRREG	96,600L			DW2	
21.214		MOVBILL INC 721-4 AUSTIN COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1082		941.7001	04375-00116	04	9.0AC	CHURCH OF ST ROBERT BELLARMINO 61 WOODSTOCK PLACE FREEHOLD, N.J. 07728	FRREG	825,000L	850,000L		DW2	
21.215		MOVBILL INC 721-5 AUSTIN COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1082		943.1001	04375-00116	04	15.22AC	CHURCH OF ST ROBERT BELLARMINO 61 WOODSTOCK PLACE FREEHOLD, N.J. 07728	FRREG	90,300L			DW2	
21.216		MOVBILL INC 721-6 AUGUSTA COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1082		940.5001	04375-00116	04	38.7 AC	RD OF PARKS & RECREATION COMP MUNICIPAL PLAZA FREEHOLD, NJ 07728	PUBPTY	9146.000L	933.8001		DW2	
21.217		MOVBILL INC 721-7 AUGUSTA COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1082		939.6001	04375-00116	04	37.03	FREHOLD REGIONAL BOARD OF EDU 65 GIBSON PLACE FREEHOLD, N.J. 07728	FRREG	937.000L			DW2	
21.218		MOVBILL INC 721-8 AUSTIN COURT FREEHOLD, N.J. 07728	RESCTL	98.000L	1082		943.1001	04375-00116	04	38.63AC	TOWNSHIP OF FREEHOLD MUNICIPAL PLAZA FREEHOLD, N.J. 07728	PUBPTY	991.600L	932.5001		DW2	
4.37 AC		GREEN, MOE & CAROL ANN "JACKSONS HILL RD., R.D. 4 FREEHOLD, N.J. 07728	RESCTL	\$31,400L	1183		\$28,600L	04448-00385	04	7.6AC	TOWNSHIP OF FREEHOLD MUNICIPAL PLAZA FREEHOLD, N.J. 07728	PUBPTY	\$7,600L			DW2	
2.05AC		HOPE LUTHERAN CHURCH ELTON ADELPHIA RD FREEHOLD, N.J. 07728	VACANT	\$14,400L					04	.24AC	MESSE, EMMAEL & BERNICE 107 STATE DRIVE JERICHO, N.Y. 11753	VACANT	\$500L	0976	5,000	DW2	
2.0AC		MADE, OLIVIA RD4 BOX 149 ELTON RD FREEHOLD, N.J. 07728	RESCTL	\$18,000L			\$11,600L		04	1.0 AC	TELYNCE, DELIS J RD4 BOX 42 JACKSONS HILL FREEHOLD, N.J. 07728	FRREG	\$18,000L	0584	150,000	DW2	
158X230		BUSCAGLIA, CHARLES & ARLENE R.D. 4 ELTON RD FREEHOLD, N.J. 07728	RESCTL	\$16,200L			\$75,100L		04	27.75 AC	TELYNCE, DELIS J RD4 BOX 42 JACKSONS HILL FREEHOLD, N.J. 07728	FRREG	\$8,800L	04486-02354	01955	DW2	
2.14AC		MADE, H ALLEN & MARGARET M ELTON-ADELPHIA RD FREEHOLD, N.J. 07728	RESCTL	\$25,700L	1177		\$11,600L	0468- 577	04	1.0AC	MONTAUK, BEN & POLLY R.D. 4, JACKSONS HILL RD. FREEHOLD, N.J. 07728	FRREG	\$16,000L	\$21,100L		DW2	
0.50 AC		FREEHOLD TWP BOARD OF EDUCATIO 237 STONEHURST BOULEVARD FREEHOLD, N.J. 07728	PUBSCH	\$29,500L					04	24.55AC	MONTAUK, BEN & POLLY R.D. 4, JACKSONS HILL RD. FREEHOLD, N.J. 07728	FRREG	\$21,100L			DW2	
15.50 AC		TOWNSHIP OF FREEHOLD MUNICIPAL PLAZA FREEHOLD, N.J. 07728	PUBPTY	\$77,500L			\$371,400L		04	16X1200	ANDERSON, DAVID P & TONI L "JACKSONS HILL RD., R.D. 4 FREEHOLD, N.J. 07728	RESCTL	\$11,000L	0678	37,000	DW2	
5.05 AC		FREEHOLD TWP BOARD OF EDUCATIO 237 STONEHURST BOULEVARD FREEHOLD, N.J. 07728	PUBSCH	\$30,300L					04	1251200	PENNINGTON, MICHAEL J & BEVERLY RD 4 STONE HILL RD. FREEHOLD, N.J. 07728	RESCTL	\$9,500L	\$39,000L		DW2	
119.06 AC		FREEHOLD TWP BOARD OF EDUCATIO S B B FREEHOLD ASSOCIATES SACONTS BO W MAIN S FREEHOLD, N.J. 07728	PUBSCH	\$47,700L			\$47,700L		04	1251200	KRUTAL, JOHN G & APRIL R.D. 4, STONE HILL RD. FREEHOLD, N.J. 07728	RESCTL	\$9,500L	\$34,200L	0578	40,000	DW2
18.94 AC		TOWNSHIP OF FREEHOLD MUNICIPAL PLAZA FREEHOLD, N.J. 07728	PUBPTY	\$94,500L					04	5.77 AC	SEAMAN, C E & S BEAMAN R D 4 BOX 10 FREEHOLD, N.J. 07728	FRREG	\$3,300L			DW2	
18.92 AC		TOWNSHIP OF FREEHOLD MUNICIPAL PLAZA FREEHOLD, N.J. 07728	PUBPTY	\$94,500L					04	131.37 4.56 AC	JACKENBERGER, ELIZABETH "STONE HILL RD., R.D. 4 FREEHOLD, N.J. 07728	RESCTL	\$18,200L	\$25,100L	S-250	DW2	
1.70 AC		VINIKOR, LOR, RIZZO R.D. 4, BOX 38 FREEHOLD, N.J. 07728	RESCTL	\$20,700L	0184	93,000	\$75,200L	04460-00410	04	1.0 AC	BOWN, PARKER SR. & BARBARA R D 4 BOX 91 STONE HILL FREEHOLD, N.J. 07728	FRREG	\$16,000L	\$29,500L		DW2	
1.36AC		CAVANAGH, RALPH & BARBARA RD4 JACKSON HILLS ROAD FREEHOLD, N.J. 07728	RESCTL	\$16,700L			\$66,700L		04	17.50 AC	BOWN, PARKER SR. & BARBARA R D 4 BOX 91 STONE HILL FREEHOLD, N.J. 07728	FRREG	\$5,000L			DW2	
8.0 AC		GONDER, LYNN I & FUSCO JOHN RD4 BOX 93 JACKSONS HILL FREEHOLD, N.J. 07728	RESCTL	\$24,000L	0883	126,000	\$32,600L	04430-00206	04	2001269	HOLCOTT, DIANE & ARTHUR SR R D 4 BOX 80 STONE HILL FREEHOLD, N.J. 07728	FRREG	\$19,000L	\$33,700L	04387-00085	DW2	
7.68 AC		DOUCEVE, LEONARD & YOKO BOX 975 FREEHOLD, N.J. 07728	VACANT	\$4,600L	1278	18,000		4237- 824	04	2.0AC	TURKEY SWAMP R. & G. CLUB PO BOX 117 ADELPHIA, N.J. 07710	VACANT	\$10,000L	\$24,600L		DW2	
9.92 AC		FREEHOLD TWP BOARD OF EDUCATIO 237 STONEHURST BOULEVARD FREEHOLD, N.J. 07728	PUBSCH	\$66,700L			\$2,554,300L		04	501174	CHELLIS, MYRLE "STONE HILL RD., R.D. 4 FREEHOLD, N.J. 07728	FRREG	\$5,200L			DW2	
9.0 AC		HOPE LUTHERAN CHURCH 266 STONEHURST BLVD FREEHOLD, N.J. 07728	CHURCH	\$25,000L			\$25,400L		04	1.7 AC	POPPIEN, RAY C & SONJA E. R.D. 4, GEORGIA RD. FREEHOLD, N.J. 07728	FRREG	\$15,800L	\$30,100L		DW2	
111 89,589AC		FREEHOLD REGIONAL BD OF EDUCAT 65 GIBSON PLACE FREEHOLD, N.J. 07728	PUBSCH	\$349,500L			\$9,681,800L		04	1.75 AC	MC KINNEY, GRACE C/D R. POPPEN R.D. 4, GEORGIA RD. FREEHOLD, N.J. 07728	VACANT	\$11,200L			DW2	
3.0AC		KRABZEMK, ARTHUR F & MERRY J RD4 ADELPHIA RD FREEHOLD, N.J. 07728	RESCTL	\$22,800L	0280	35,800	\$13,000L	4278- 638	04	2011206	DEER PATH INC PO BOX 80 TOWNSHIP OF FREEHOLD	VACANT	\$13,000L	0776	180,000	DW2	
4.0 AC		FREEHOLD REALTY ASSOC PO BOX 313 SCHLESINGER ROSLYN, N.Y. 11578	VACANT	\$17,900L					04	2002205	TEMPER, A J FREEHOLD, N.J. 07728	VACANT	\$13,000L	0776	180,000	DW2	
8.0AC		FAROS, MURSEIN 236 W 15TH ST APT 05 NEW YORK, N.Y. 10011	FRREG	\$4,300L	0982	5,000		04370-00216	04	187X207	GLANZER, MARTIN & DELILA R D 4 BOX 188A STONE HILL FREEHOLD, N.J. 07728	RESCTL	\$12,800L	\$69,700L	04387-00440	DW2	
7.40 AC		ROSENBERG, GRACE 456 SECOND AVE FREEHOLD, N.J. 07728	VACANT	\$25,500L	1280			04384-00225	04	187X207	DEER PATH INC PO BOX 80 TEMPER, A J	VACANT	\$12,800L			DW2	

SOUTH

FREEHOLD TWP

DIST 17

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SOUTH

FREEHOLD TWP

DIST 17

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Table with multiple columns including Property location, Sls-Price, CU, Owners, and various codes. The table lists numerous real estate entries with detailed property information and contact details.





**AN**

*Top Control Clerk Asst*

*D. Davison*

*A.L.C*

E-XHIBIT D

# Abbington-Ncy Associates

Consulting Engineers • Land Surveyors • Planners

*James P. Kovacs*

James P. Kovacs, P.E., L.S.  
Henry J. Ney, P.E.  
Peter R. Gallo, P.E.  
Andre Groenhoff  
Lawrence E Kovacs, P.E.  
Thomas Krakow, P.E.

July 12, 1984

Freehold Township Committee  
Freehold Township Planning Board  
Municipal Plaza  
Schanck Road  
Freehold, New Jersey 07728

RE: Strickland Tract  
Block 83, Lot 16  
Our File #5064

*Plans on file w/ Abbington Tract.*

Dear Governing Body and Planning Board Members:

On September 27, 1983 Joseph Louro and I requested re-zoning of the Strickland Tract from R 40 zone to HD (high density), a copy of that letter being attached.

Subsequent to our letter submission, two areas of concern were noted by the Township Committee and Planning Board:

1. The New Jersey Department of Environmental Protection indicated that no further water diversion rights would be granted to the Municipality. Therefore, there was great concern on the part of the Municipality that no future approvals, re-zoning\*, etc. should take place until there was an understanding and direction for a solution to this condition.
2. The second problem concerned Mt. Laurel II litigation, wherein the Municipality must consider the inclusion of low and moderate housing in their municipal zoning ordinance.

Because of these two conditions, we understood that our request would be held in abeyance.

# Abbingtion-Ney Associates

Freehold Township Committee  
Freehold Township Planning Board  
July 12, 1984/File #5064  
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In the interim we have had meetings with several Township Committee members, the Township Planner, Administrator and Attorney. We were asked to consider, among other things, use of the Strickland Tract in its entirety for low-moderate income housing and also to project acceptable (to us) limits for low-moderate housing. In the spring of this year we presented to Township representatives a report entitled "Economic Analysis for Multi-Family Residential Tract in Freehold Township, New Jersey Which Provides Low-Moderate Housing Under Mt. Laurel". The report indicated that zoning of the Strickland Tract solely for low-moderate housing would be economically unfeasible. It would result in a net loss of more than 2.5 million dollars to the developers.

It is my understanding that the Municipality is now considering revising the zoning of various locations and will consider the re-zoning of the Strickland Tract. I am therefore submitting this application to the Township Committee and Planning Board for the revision of the Strickland Tract in accordance with the attached seven copies of each of two proposed plans for the Township Committee and twelve copies of the same for the Planning Board. The first plan includes a total of 600 units, of which twenty percent (20%), or 120 units, will be low-moderate income dwellings in accordance with the provisions of Mt. Laurel II. The remaining 480 units will be conventional condo units similar to the Deer Brook project immediately adjacent to the site along Passaquanque Brook. The second plan is comprised of 400 conventional condo units with no provisions for low-moderate income dwellings.

Obviously after re-zoning of the tract the necessary construction plans—site plans—sub-division plans will be submitted to the Municipality. However, they cannot be prepared or submitted at this time since the zoning is not yet in place. With respect to the plans, the 600 L-M plan has an overall density of approximately eight (8) units per acre and we would seek some relief in terms of certain improvement specifications to enable us to provide units consistent with Mt. Laurel II. With respect to the 400 unit plan, it is our intent do design and construct the project consistent with improvement requirements.

I realize the time pressure that the Municipality is under but would point out that almost a year has elapsed since we began our initial discussions. I would appreciate a prompt response and resolution of the re-zoning of the Strickland Tract.

Respectfully submitted,

JAMES PHOVARIS, P.E., L.S.

JPK:gs  
Enclosure  
cc: Gerald Sonnenblick, Esq.  
Peter Verga, Esq.  
Richard Strickland  
Joseph Louro