

March 18, 2020

Edward J. Buzak, Esq.  
Buzak Law Group, LLC  
150 River Road  
Suite N4  
Montville, NJ 07045

Re: Morris Commons, LLC v. Township of Rockaway, et al.,  
Docket No.MRS-L-3271-07

Dear Mr. Buzak,

This letter memorializes the terms of an agreement reached between the Township of Rockaway(the "Township" or "Rockaway")and Fair Share Housing Center (FSHC), a housing advocacy group that has been deemed to have intervened in this matter through this settlement.

### **Background**

The above-referenced builder's remedy action was filed seeking relief pursuant to the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. FSHC and the Township agreed to enter into an agreement regarding how the Township will address its affordable housing obligations and to present that settlement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households.

### **Settlement terms**

The Township and FSHC hereby agree to the following terms:

1. FSHC agrees that the Township, through the adoption of a Housing Element and Fair Share Plan conforming with the terms of this Agreement (hereafter "the Plan")and through the implementation of the Plan and this Agreement, satisfies its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).
2. At this time and at this particular point in the process resulting from the Supreme Court's Mount Laurel IV decision, when Third Round fair share obligations have yet to be definitively determined, it is appropriate for the parties to arrive at a settlement regarding a municipality's Third Round Obligation instead of doing so through plenary adjudication of the Third Round Obligation.

3. FSHC and Rockaway hereby agree that Rockaway's affordable housing obligations are as follows:

Rehabilitation Share (per Kinsey Report <sup>1</sup> )	17
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	370
Third Round (1999-2025)Obligation (per Reading Report for Morris County and as established in this Agreement)	567

FSHC and the Township agree to the terms in this agreement solely for the purposes of settlement of this action. FSHC and the Township, which each have their own methodology consultants, accept the Third Round obligation in the Reading Report of 567 units solely for the purposes of achieving a settlement of the litigation and is without prejudice to the parties' ability to challenge that Third Round number during any proceedings involving subsequent rounds of affordable housing calculations after July 1, 2025.

4. For purposes of this Agreement, the Third Round Obligation shall be deemed to include the Gap Period present need which is a measure of households formed from 1999-2015, that need affordable housing that was recognized by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017), and the Prospective Need, which is a measure of the affordable housing need anticipated to be generated between July 1, 2015 and June 30, 2025.
5. The Township's efforts to meet its present need include the following: Participation in Morris County Rehabilitation Program and, if necessary to supplement the Morris County program, the Township will establish a housing rehabilitation program in order to make funds available for the rehabilitation of rental units. This determination will be made by the Special Master. This is sufficient to satisfy the Township's present need obligation of 17 units.
6. As noted above, the Township has a Prior Round Obligation of 370 units, which is met through the following compliance mechanisms:

Plan Component	Total Units/Beds	Affordable Units	Status
Green Pond Village		40	Completed
Pleasant View Village		75	Completed
ARC of Morris County	4	4	Completed
Lakeside Group Home	4	4	Completed
Pondview Estates	1,050	100	Under Construction
RCA w/ East Orange	55	55	Completed
Rental Bonus Credits		92	Pondview Estates
	Total	370	

<sup>1</sup>David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, May, 2016.

7. As noted above, the Township's Third Round obligation is 567 (for the purposes of settlement only). The Township is eligible for a vacant land adjustment and has calculated a realistic development potential (RDP) of 289 units, as calculated in **Exhibit A**. The Township is also eligible for a durational adjustment pursuant to N.J.A.C. 5:93-4.3 of 157 units of the 289-unit RDP. Non-durationally adjusted RDP may be addressed with any mechanism approved by COAH in N.J.A.C. 5:93-5. Durationally adjusted RDP may be addressed with inclusionary overlay zones pursuant to N.J.A.C. 5:93-4.3(b) and (d). The Township's RDP will be addressed as follows:

Plan Components	Total Units	Affordable Units	Rental Units	Status
Morris Commons	345	52	52	Approved
The Hills by Lennar	142	30		Under Construction
Sanders Road	10	2	2	Completed
Mine Hill Properties	9	2		Approved
Allegro Group home	4	4	4	Completed
Allies, Inc.	4	4	4	Completed
Habitat for Humanity	2	2		Proposed
Adjustment Overlay Sites to address durationally adjusted RDP				
Rockaway Mall	500	100		Proposed
Block 10202 Lots 27 and 28	201	41		Proposed
Block 11501 Lots 2, 11, and 12	192	39		Proposed
<b>Total</b>	<b>1,409</b>	<b>276</b>	<b>62</b>	

As shown, these components comprise a total of two hundred and seventy-six (276) affordable units, plus sixty-two (62) rental bonus credits, for a total of three hundred and thirty-eight (338) credits to address the Township's RDP. The surplus forty-nine (49) affordable units generated by these components will be applied to unmet need.

8. The Township has provided or will provide a realistic opportunity for the development of affordable housing on the following sites:
- a. Morris Commons (Block 22401 Lots 3.06 and 3.07) – pursuant to an agreement between the Township and Morris Commons on September 12, 2017 Morris Commons is permitted to construct up to 345 total units including 305 market rate units and 40 affordable housing units. The Township, FSHC, and Morris Commons subsequently entered into an agreement whereby Morris Commons will reserve 10 of its 40 total affordable housing units to be alternative living arrangement/supportive housing units. Thus the Morris Commons development will receive credit for 52 total affordable housing units (including 30 family rental units and 22 supportive housing bedrooms) and 52 rental bonus credits.
  - b. The Hills at Rockaway (Block 22401 Lot 1.01) – the Township board of adjustment granted approval for the construction of 142 total units including 112 market rate and 30 affordable housing units. The development is currently under construction.

- c. Mine Hill Properties (Block 11408 Lot 2 and Block 11409 Lot 2) – the Township has granted major subdivision approval to this development which permits up to 9 total units including 2 affordable housing units. Construction has been completed on one dwelling.
  - d. Rockaway Mall site – the Township shall adopt inclusionary overlay zoning permitting mixed use development consisting of first floor nonresidential uses and residential apartments on upper stories. In order to promote a greater degree of flexibility for this tract, an overall tract density of 2.2 units per acre is proposed. This density was arrived at identifying potential redevelopment areas in the tract and applying a density of approximately twelve (12) units per acre for those areas, recognizing that it is most likely that a smaller portion of the overall site will be redeveloped. The Township agrees that it will permit up to 500 total residential units and require a 20% set-aside of 100 affordable housing units for any redevelopment throughout the total tract area.
  - e. Block 10202 Lots 27 and 28 – the Township shall adopt inclusionary overlay zoning permitting mixed use development consisting of first floor nonresidential uses and residential apartments on upper stories. The zoning for this 21.26-acre site will permit 9.5 du/a for a total of 201 total residential units with a 20% set-aside of 41 affordable housing units.
  - f. Block 11501 Lots 2, 11, and 12 – the Township shall adopt inclusionary overlay zoning on this 19.24-acre site permitting up to 10 du/a and 192 total residential units and requiring a 20% set-aside of 39 affordable housing units.
9. The Township will provide a realistic opportunity for the development of additional affordable housing that will be developed or created through means other than inclusionary zoning in the following ways:
- a. Habitat for Humanity (Block 21102 Lots 43, 44, and 45) – the Township proposes to work with Habitat for Humanity to develop this 1.5-acre site into 2 new affordable homes. Alternatively, the Township may partner with a different non-profit or group home provider or other entity to develop the property.

In accordance with N.J.A.C. 5:93-5.5, the Township recognizes that evidence of adequate and stable funding must be provided for any non-inclusionary affordable housing developments. The municipality shall direct that the project sponsors provide a pro forma of both total development costs and sources of funds and anticipated sources of funds and documentation of the funding available to the municipality and/or project sponsor, and any applications still pending.

In addition, a construction or implementation schedule, or timetable, shall be submitted for each step in the development process: including preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, selection of a contractor and construction. The schedule shall provide for construction to begin within three years of entry of final judgment. The municipality shall indicate the entity responsible for undertaking and monitoring the construction and overall development activity. The Township will provide this information as part of its Housing Element and Fair Share Plan.

The Township agrees that the project sponsor must diligently pursue financing options for this project. If the project sponsor is unable to secure adequate funding in order to begin construction of the project within three years of the entry of final judgment in this matter, the Township will seek another non-profit developer for this project to provide a realistic opportunity for a minimum of 2 affordable housing units beyond other units contemplated in this Agreement, unless the Township has created a realistic opportunity for additional affordable units not referenced in this Agreement ("Unanticipated Units") in which case the

minimum 2 affordable units shall be reduced by said Unanticipated Units. If the Township replaces the 2 units, all units that replace the 2 affordable units will be in compliance with all terms of this Agreement.

In the event that the project sponsor or another non-profit developer cannot begin construction of the proposed project, due to lack of funding or otherwise, within three years of the entry of final judgment in this matter, the Township, in its sole discretion, within six months after the expiration of the three year period, will either (i) amend its Plan, subject to the review and comment of FSHC and review and approval of the Court, to include valid compliance mechanisms that do not rely upon securing outside funding that will provide a realistic opportunity for a minimum of 2 affordable housing units beyond other units contemplated in this Agreement, unless the Township has created a realistic opportunity for additional affordable units not referenced in this Agreement ("Unanticipated Units") in which case the minimum 2 affordable units shall be reduced by said Unanticipated Units; or (ii) bond to provide funding for the proposed project. If the Township replaces some or all of the 2 units, all units that replace the 2 affordable units will be in compliance with all terms of this Agreement.

10. The Compliance total of 338 above (276 unit credits and 62 rental bonus credits), subtracted from the Third Round Obligation of 567 units (for settlement purposes only), results in an Unmet Need of 229 units, which shall be addressed through the following overlay zoning mechanisms, as more fully described in **Exhibit B** to this Agreement:

Overlay Zone	Area (ac)	Density (du/ac)	Total Units	Affordable Units
Block 11116 Lot 43	.85	12	10	2
Block 11501 Lot 39	5.65	12	67	14
Pawnee Avenue Corridor	1.35	15	20	4
Route 46/Highlands Ave	3.71	15	56	12
		Total	153	32

In addition, the Township agrees to adopt an ordinance requiring a mandatory affordable housing set aside for all new multi-family residential developments of five (5) units or more that becomes permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or new redevelopment plan. The set aside for all developments shall be twenty percent (20%). The provisions of the ordinance shall not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more. The form of the Ordinance shall be finalized prior to final judgment being issued in this matter through collaboration between FSHC, the Special Master, and representatives of the Township. Neither this mandatory set-aside ordinance nor this Settlement Agreement gives any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of the Borough to grant such rezoning, variance or other relief.

11. In addition to the aforementioned developments proposed to be utilized by the Township to address its Third Round unmet need the Township also agrees to contact the property owner of Block 11116 Lot 42 (Makor, Inc./Garden Homes) to discuss the possibility of constructing a 100% affordable housing development of 100 family rental units. This undeveloped site is approximately 33.07 acres and is immediately east of the Rockaway

Townsquare Mall. The Township shall have an obligation to support such a development if the landowner is interested at any point during the remainder of the Third Round, including working with the landowner and any potential nonprofit developer to enable the development of one hundred (100) affordable family rental units. Although the Township will cooperate and assist the owner or non-profit developer in realizing this one hundred (100) unit one hundred percent (100%) affordable housing development, including, without limitation, working to obtain a Highlands exemption to allow the construction of the development, the Township shall not have any obligation to bond for the construction of the development if outside financing is not available .

12. The Township agrees to require 13% of all units constructed after July 1, 2008, with the exception of units constructed after July 1, 2008 that had been granted preliminary or final site plan approval prior to July 1, 2008, to be very low income units, with half of the very low income units being available to families. The Township will comply with those provisions by requiring that 13% of all units generated as a result of inclusionary and overlay zoning set forth above, any units generated as a result of the mandatory set-aside ordinance be reserved for very-low income households. The Township shall further demonstrate how it meets these requirements in its Housing Element and Fair Share Plan.
13. The Township shall meet its Third Round Obligation in accordance with the following standards as agreed to by the Parties and reflected in the table in paragraph 7 above:
  - a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
  - b. At least 50 percent of the units addressing the Third Round RDP and unmet need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
  - c. At least twenty-five percent of the Third Round RDP and unmet need shall be met through rental units, including at least half in rental units available to families.
  - d. At least half of the units addressing the Third Round RDP and unmet need in total must be available to families.
  - e. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.
14. The Township shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, the Morris County Chapter of the NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association, and shall, as part of its regional affirmative marketing strategies during its implementation of the affirmative marketing plan, provide notice to those organizations of all available affordable housing units. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.

15. All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, *et seq.*, or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in rental projects shall be affordable to households earning 30% or less of the regional median income. The Township, as part of its HEFSP, shall adopt and/or update appropriate implementing ordinances in conformance with all applicable laws to ensure that this provision is satisfied.
  - a. Income limits for all units that are part of the Plan required by this Agreement and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated in accordance with the Consent Order entered by the Court on June 19, 2018 and that is attached hereto as **Exhibit C**.
16. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.
17. As an essential term of this Agreement, within one hundred twenty (120) days of the Court's approval of this Agreement, and the entry of an order approving this agreement following a fairness hearing, the Township shall introduce an ordinance or ordinances providing for the amendment of the Township's Affordable Housing Ordinance and Zoning Ordinance to implement the terms of this Agreement and the zoning contemplated herein and shall endorse a Housing Element and Fair Share Plan to be adopted by the Planning Board and adopt a Spending Plan in conformance with the terms of this Agreement. The parties agree that this 120-day time period may be extended by the parties with the approval of the Court, provided that the Township has diligently pursued efforts to comply with this section
18. The parties agree that if a decision of a court of competent jurisdiction in Morris County, or a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of an obligation for the Township for the period 1999-2025 that would be lower by more than ten (10%) percent than the total prospective Third Round Obligation established in this Agreement, and if that calculation is memorialized in an unappealable final judgment (or the time to appeal has expired), the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly. Notwithstanding any such reduction, the Township shall be obligated to adopt a Housing Element and Fair Share Plan that conforms to the terms of this Agreement and to implement all compliance mechanisms included in this Agreement, including maintaining all site specific zoning taking all steps necessary to support the development of any 100% affordable developments referenced herein; maintaining all mechanisms set forth herein to address unmet need; and otherwise fully implementing the mechanisms to address the fair share obligations as established in this Agreement. The reduction of the Township's Third Round Obligation as established in this Agreement does not provide a basis for seeking leave to amend this Agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its Third Round Obligation, the Township may carryover any resulting extra credits to future rounds in conformance with the then-applicable law.
19. The Township will prepare a Spending Plan as part of its HEFSP. The parties to this Agreement agree that the Spending Plan will be provided to FSHC for review and will be prepared in accordance with accepted standards to be approved by the Court and that the Township may request the Court to find that the expenditures of funds contemplated under the Spending Plan approved by the Court constitute a "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for

expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment in this matter that includes approval of the Spending Plan in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first anniversary of the Court's approval of the Spending Plan, and on every anniversary of that date thereafter through July 1, 2025, the Township agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

20. On the first anniversary of the execution of this Agreement, and every anniversary thereafter through the end of this Agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website, with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.
21. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the period of protection provided in this Agreement. The Township agrees to comply with those provisions as follows:
  - a. For the midpoint realistic opportunity review, due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of the Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and, if there are changed circumstances, whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced. Any interested party may by motion request a hearing before the court regarding these issues. The parties recognize that the compliance process for this agreement will still be ongoing as of the point of the statutory midpoint review.
  - b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this Agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.
22. FSHC is hereby deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to intervene or an answer or other pleading. The parties to this Agreement agree to request the Court to enter an order declaring FSHC is an intervenor, but the absence of such an order shall not impact FSHC's rights.

23. This Agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69(Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Township shall present its planner as a witness at this hearing. FSHC agrees to support this Agreement at the fairness hearing. In the event the Court approves this proposed settlement, the parties agree that the municipality will be entitled to either a "Judgment of Compliance and Repose" or "the judicial equivalent of substantive certification and accompanying protection as provided under the FHA," (collectively "Final Judgment") 221 NJ at 6, which shall be determined by the trial Judge. Each party may advocate regarding whether substantive certification or repose should be provided by the Court with each party agreeing to accept either form of relief and to not appeal an Order granting either repose or substantive certification and accompanying protections. The "accompanying protection" or repose shall remain in effect through July 1, 2025. If this Agreement is rejected by the Court at a fairness hearing it shall be null and void.
24. Within 45 days of the entry of an Order approving this Settlement Agreement at a duly noticed Fairness Hearing, the Township shall pay \$3,500.00 in attorneys' fees to FSHC.
25. If an appeal is filed of the Court's approval or rejection of this Agreement and/or Final Judgment, the Parties agree to defend the Agreement and/or Final Judgment on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of this Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful, at which point the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement.
26. This Agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Morris County.
27. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable, except the entry of a Final Judgment. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof, unless Final Judgment is rescinded or vacated. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections, unless Final Judgment is rescinded or vacated.
28. This Agreement shall be governed by and construed by the laws of the State of New Jersey.
29. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.
30. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.
31. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each party is the proper person and possess the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

32. Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.
33. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both Parties.
34. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.
35. No member, official or employee of the Township shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.
36. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.
37. All Notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight carrier or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) Notices shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be effected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days' notice as provided herein:

**TO FSHC:** Adam M. Gordon, Esquire  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002  
Phone: (856) 665-5444  
Telecopier: (856) 663-8182  
E-mail: adamgordon@fairsharehousing.org

**TO THE TOWNSHIP:** Patricia Seger, Business Administrator  
Township of Rockaway  
Municipal Building  
65 Mount Hope Road  
Rockaway, New Jersey 07866  
pseger@rockawaytownship.org

**WITH A COPY TO:**

Edward J. Buzak, Esq.  
Buzak Law Group, LLC  
150 River Road  
Suite N4  
Montville, NJ 07045  
Phone: (973)335-0600  
Telecopier: (973)335-1145  
Email: EJBZAK@BUZAKLAWGROUP.COM

**AND A COPY TO THE MUNICIPAL CLERK:**

Christina Clipperton, Township Clerk  
Township of Rockaway  
Municipal Building  
65 Mount Hope Road  
Rockaway, New Jersey 07866  
cclipperton@rockawaytownship.org

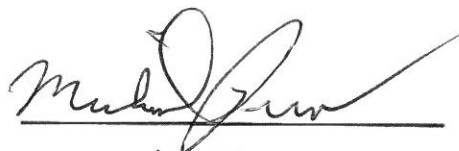
Please sign below if these terms are acceptable.

Sincerely,



Adam M. Gordon, Esq.  
Counsel for Intervenor/Interested Party  
Fair Share Housing Center

On behalf of the Township of Rockaway, with the authorization  
of the governing body:



Dated: 3/27/20



## EXHIBIT A: VACANT LAND ADJUSTMENT

The Township has a realistic development potential (RDP) of **two hundred and eight-nine (289) affordable units**, which was calculated through the following steps.

Table 1: Summary of RDP Calculation

Steps	RDP
Step 1: Original RDP	+ 17
Step 2: Revised RDP for Specific Properties Identified by FSHC	+ 220
Step 3: Accounting for Morris Commons Affordable Credits	- 52
Step 4: Plus RDP from Other Components to Address Prospective Round	+ 104
Total	289

Accordingly, the remainder of this exhibit is organized as follows:

1. Step 1 provides the original VLA and RDP conducted by the Township, with amendments made based upon comments and feedback from FSHC.
2. Step 2 provides a revised RDP for specific properties identified by FSHC.
3. Step 3 accounts for the credits generated by the Morris Commons development.
4. Step 4 calculates the RDP from the Township's components to address its prospective round obligation.

## Step 1: Original VLA and RDP

The original VLA conducted by the Township had calculated a RDP of thirty-five (35) affordable units. This original VLA can be found in Table 3.

Subsequently, pursuant to a request from FSHC, a higher density was applied to several sites as indicated in the table below. Furthermore, due to subsequent revisions to the VLA based upon feedback and comments from FSHC, the RDP for the Morris Commons site has been addressed as a separate step. This is identified in greater detail later in this exhibit.

Accordingly, Table 2 below identifies the sites which were identified by the Township's original VLA as being developable, with edits made based upon the aforementioned increased densities and separate treatment of Morris Commons.

This now results in a RDP of **seventeen (17) affordable units**.

Table 2: Remaining Unaccounted RDP

ID	Block	Lot	Density Utilized	RDP Generation	Included in Exhibit B	Unaccounted Remaining RDP
105	11209	33	8 du/ac	5	No	5
113	11032	50.01	12 du/ac	8	No	8
121 & 122	11401	35 & 37	8 du/ac	2	No	2
226	20801	63	6 du/ac	2	No	2
397 & 398	22401	3.06 & 3.07	n/a	n/a	Yes	n/a
Total						17

Table 3: VLA from July 25, 2018 Burgis Associates Memorandum

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
1	10001	4	TILCON NEW YORK INC	1.48	No	Does not contribute to RDP. Inadequate lot geometry. Contains powerlines.	0.00	No
2	10002	1	ROCKAWAY TOWNSHIP	58.93	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of site is located in the Preservation Zone. Environmental constraints: Wetlands/Buffers, C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	12.21	No
3	10002	2	BREEN CAPITAL HOLDING%TAX SERV, LLC	25.73	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of site is located in PZ. Environmental constraints: Wetlands/Buffer, C-1 Buffer, Steep Slopes.	7.68	No
4	10101	26	GORMAN, ETHEL	0.40	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement.	0.40	No
5	10101	30.03	NJ DEPT OF TRANSPORTATION	0.36	No	Does not contribute to RDP. NJDOT easement. Fully constrained with Wetlands/Wetlands Buffer, 100 Year Flood Zone, C-1 Stream/Buffer. Does not meet minimum lot area requirement.	0.00	No
6	10101	31	HOWMET CAST & SERV INC % ALOCA INC	9.27	FSSA Partial	Does not contribute to RDP. Entirely constrained by 100 Year Flood Zone, Wetlands/Wetlands Buffer, C-1 Streams/Buffer.	0.00	No
7	10101	32	HOWMET CAST SERV INC % ALOCA INC	12.57	FSSA Partial	Does not contribute to RDP. Entirely constrained by 100 Year Flood Zone, Wetlands/Wetlands Buffer, C-1 Streams/Buffer.	0.00	No
8	10101	33	ASSESSED IN DENVILLE	1.31	No	Does not contribute to RDP. No EAS/FSSA access. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Stream/Buffer, 100 Year Flood Zone	0.00	No
9	10101	35	ASSESSED IN DENVILLE	0.52	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer, 100 Year Flood Zone, C-1 Buffer.	0.00	No
10	10101	6	ROCKAWAY TOWNSHIP	0.07	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands Buffer.	0.00	No
11	10202	32	ANALAN, INC % FIORE, ANNA	0.36	FSSA	Does not contribute to RDP. When combined with Block 30502 Lot 103.01 (common ownership), does not meet minimum area requirement. Environmental constraints: 100 Year Flood Zone.	0.27	No
12	10202	35	COUNTY OF MORRIS TRANSPORTATION	0.43	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, 100 Year Flood Zone.	0.00	No
13	10202	46	EAST BLACKWELL STREET LLC	0.50	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands Buffer, 100 Year Flood Zone, C-1 Buffer.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
14	10202	47	COUNTY OF MORRIS TRANSPORTATION	2.89	FSSA Partial	Does not contribute to RDP. Railroad ROW.	0.00	No
15	10202	48	DOVER UE LLC	9.79	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer, Steep Slopes, 100 Year Flood Zone, C-1 Buffer.	0.00	No
16	10202	49	ANALAN, INC % FIORE, ANNA	0.16	FSSA	Does not contribute to RDP. When combined with Block 30502 Lot 103.01 (common ownership), does not meet minimum area requirement. Environmental constraints:	0.04	No
17	10202	50	BIANCO, ARCHANGEL & CELESTE	0.61	FSSA	Not developable. Inadequate lot geometry.	0.00	No
18	10301	15	UNKNOWN	0.08	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.08	No
19	10301	18.02	KENNEY, JOHN JR & MARGARET	4.60	FSSA	Does not contribute to RDP. Property contains an abandoned iron mine, pursuant to 1992 DOL Report	3.77	No
20	10305	14	UNKNOWN	0.06	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.06	No
21	10305	22	UNKNOWN	0.04	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.04	No
22	10402	65	TALMADGE, WILLIAM M	0.96	No	Does not contribute to RDP. Only 1,773.97 square feet is in FSSA. Remainder of site is in ECECSZ. Environmental constraints: Steep Slopes.	0.50	No
23	10402	66	TALMADGE, WILLIAM M	0.91	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of site is in ECECSZ. Environmental constraints: Steep Slopes.	0.37	No
24	10402	71.08	LANDMARK HOMES LLC	0.27	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.27	No
25	10501	154.15	HERRICK HILLS HOA, INC C/O FRIEDEL	0.76	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 31,304.79 square feet is constrained.	0.04	No
26	10601	41	ROCKAWAY ASSOC LTD % MAZZIE, C	4.91	No	Does not contribute to RDP. No EAS/FSSA access. Completely constrained by Wetlands/Wetlands Buffer.	0.00	No
27	10601	42	ROCKAWAY ASSOC LTD % MAZZIE, C	0.29	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetland Buffer.	0.00	No
28	10601	44	ROCKAWAY TOWNSHIP	0.10	FSSA	Does not contribute to RDP. Entirely constrained by Wetlands Buffer, Steep Slopes. Does not meet minimum area requirement.	0.00	No
29	10601	46	TALMADGE, WILLIAM	0.30	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetland Buffer.	0.00	No
30	10610	6	KASKO, KEVIN D & TRACIE HEMINGWAY	0.17	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.17	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
31	10611	1	BRUECHE, BRUCE JR & SUZANNE	0.24	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, 100 Year Flood Zone.	0.00	No
32	10611	2	ROCKAWAY TOWNSHIP	0.18	No	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer, Flood Hazard Area.	0.00	No
33	10701	2	INAGUASO, GLORIA & CABRARA, ANTONIO	0.37	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, 100 Year Flood Zone, Wetlands/Wetlands Buffer.	0.00	No
34	10706	22	MORAN, KAREN E	0.49	FSSA	Does not contribute to RDP. Environmental constraints: 100 Year Flood Zone. Approximately 3,217.51 square feet is constrained.	0.42	No
35	10706	24	UNKNOWN	0.10	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.10	No
36	10707	6	CRAIG, DAVID & PETER	1.58	No	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer, 100 Year Flood Zone.	0.00	No
37	10708	13	LYONS, CHRISTINE FRAZELL ET AL	0.30	No	Does not contribute to RDP. Does not meet minimum lot area requirement. Environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
38	10708	19	LATO, NICOLA S % LATO, BENJAMIN	0.21	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands Buffer.	0.00	No
39	10708	22	CRAIG, DAVID & PETER	2.57	FSSA Partial	Does not contribute to RDP Analysis. Entirely constrained by Wetlands/Wetlands Buffer, 100 Year Flood Zone.	0.00	No
40	10708	4.01	JRV INVESTMENTS LLC	0.15	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetland Buffer.	0.00	No
41	10708	47.02	STRUBLE, JACQUELYN A & NANCY L	0.44	FSSA	Does not contribute to RDP. When combined with Block 10708 Lot 47.02 (common ownership), does not meet minimum area requirement due to environmental constraints: Steep Slopes, Wetland Buffer.	0.04	No
42	10708	47.03	STRUBLE, JACQUELYN A & NANCY L	0.50	FSSA	Does not contribute to RDP. When combined with Block 10708 Lot 47.02 (common ownership), does not meet minimum area requirement due to environmental constraints: Steep Slopes, Wetland Buffer.	0.08	No
43	10708	48	UNKNOWN	0.22	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, Wetlands Buffer.	0.00	No
44	10708	6	RAO, GOPAL U	0.30	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum lot area requirement. Environmental constraints: Wetlands/Wetlands Buffer.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
45	10709	3	DOYLE BROTHERS CONST	0.23	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetland Buffer.	0.00	No
46	10711	7	DOVER-MT HOPE-PCTNNY BUS	0.29	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 1,884.49 square feet is constrained.	0.25	No
47	10713	2	NIEVES, JOANNA	0.13	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.13	No
48	10715	10	PLEWA, KRZYSZTOF & JOSEFA	0.44	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 11,780.78 square feet is constrained.	0.17	No
49	10715	20	ROCKAWAY TOWNSHIP	5.58	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of site is in ECECSZ. Environmental constraints: Steep Slopes. Approximately 225,325.83 square feet is constrained.	0.40	No
50	10715	27	GARIE, BRADLEY J	0.41	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement.	0.41	No
51	10715	8	PLEWA, KRZYSZTOF & JOSEFA	0.63	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 13,377.42 square feet is square feet is constrained.	0.32	No
52	10715	9	ROCKAWAY TOWNSHIP	3.79	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of site is in ECECSZ. Environmental constraints: Steep Slopes. Approximately 146,719.70 square feet is constrained.	0.42	No
53	10801	32	ROCKAWAY TOWNSHIP	10.01	FSSA Partial	Does not contribute to RDP. FSSA only in NJP&L ROW. Remainder of site is in ECECSZ. FSSA unlikely to be expanded to support development. Environmental constraints: Wetlands/Buffer	2.00	No
54	10801	35.01	FIRST REAL ESTATE INV C/O HEKEMAIN	0.60	FSSA Partial	Does not contribute to RDP. When combined with Block 10801 Lot 35.01 (common ownership), does not meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.41	No
55	10801	35.02	FIRST REAL ESTATE INV C/O HEKEMAIN	0.55	FSSA	Does not contribute to RDP. When combined with Block 10801 Lot 35.01 (common ownership), does not meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
56	10802	32	BNE INVESTORS IX LLC	0.46	FSSA	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
57	10802	32.01	688 CONSTRUCTION CO LLC	0.46	FSSA	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
58	10802	32.11	STERLING ACQUISITIONS GRP LLC	0.45	FSSA	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
59	10802	33.02	<Null>	0.56	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	0.56	No
60	10802	33.03	<Null>	0.43	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	0.43	No
61	10802	33.04	<Null>	1.14	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	0.06	No
62	10802	34.01	<Null>	1.30	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	0.02	No
63	10802	34.02	<Null>	0.99	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	0.00	No
64	10802	34.03	<Null>	0.59	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	0.41	No
65	10802	34.04	<Null>	0.54	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	0.54	No
66	10802	34.05	<Null>	0.93	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	0.83	No
67	10802	34.06	<Null>	4.08	FSSA	Does not contribute to RDP. Approved as the Stratton Woods Development. Developer's Agreement was signed. Site work has begun on the property.	1.47	No
68	10802	36.01	SKYVIEW @ ROCKAWAY LLC	1.05	No	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
69	10802	36.06	SKYVIEW @ ROCKAWAY ASSOC. LLC	0.13	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 2,151.85 square feet is constrained.	0.08	No
70	10802	44	WEISBERG, R & LOUCKS, T & J	0.81	EAS	Not developable. Inadequate lot geometry. Environmental constraints: Steep Slopes. Approximately 17,155.60 square feet is constrained.	0.42	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
71	10901	6.01	JCPL % TAX DEPT	1.51	FSSA Partial	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Stream/Buffer. 100 Year Flood Zone.	0.00	No
72	10902	7	ROCKAWAY TOWNSHIP	0.39	FSSA Partial	Does not contribute to RDP. Completely constrained by C-1 Stream/Buffer	0.00	No
73	10902	9	ROCKAWAY TOWNSHIP	0.21	No	Does not contribute to RDP. Completely constrained by C-1 Stream/Buffer	0.00	No
74	10905	8	CERVONA,CHRISTOPHER & DREYER,SANDRA	0.12	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.12	No
75	10907	10	UNKNOWN	0.04	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.04	No
76	10907	11	UNKNOWN	0.03	FSSA	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.03	No
77	10907	8	UNKNOWN	0.10	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.10	No
78	10907	9	UNKNOWN	0.06	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement.	0.06	No
79	11002	1	ROCKAWAY CNTR ASSOC % PROPERTY TAX	5.31	FSSA Partial	Does not contribute to RDP. Detention basin. Environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
80	11003	1	ROCKAWAY CNTR ASSOC % PROPERTY TAX	0.46	No	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer. Approximately 18,040.75 square feet is constrained.	0.05	No
81	11004	1.01	TOWNSQUARE VILLAGE HOA INC	11.45	FSSA	Does not contribute to RDP. Common area for Townsquare Village HOA.	0.00	No
82	11004	1.04	TOWNSQUARE VILLAGE HOA INC	8.02	FSSA	Does not contribute to RDP. Common area for Townsquare Village HOA.	0.00	No
83	11018	1	TOWNSQUARE VILLAGE HOA INC	4.22	FSSA	Does not contribute to RDP. Common area for Townsquare Village HOA.	0.00	No
84	11101	55	ROCKAWAY TWP BOARD OF EDUCATION	3.67	FSSA Partial	Does not contribute to RDP. Common ownership with adjoining lots 55 and 56. Environmental constraints: Wetlands/Wetlands Buffer. Does not meet minimum lot requirement due to constraints.	0.77	No
85	11101	56	ROCKAWAY TWP BD OF EDUCATION	0.11	FSSA Partial	Does not contribute to RDP. Common ownership with adjoining lots 56 and 57. Environmental constraints: Wetlands/Wetlands Buffer. Does not meet minimum lot requirement due to constraints.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
86	11101	57	ROCKAWAY TWP BD OF EDUCATION	0.56	FSSA Partial	Does not contribute to RDP. Common ownership with adjoining lots 55 and 57. Environmental constraints: Wetlands/Wetlands Buffer. Does not meet minimum lot requirement due to constraints.	0.00	No
87	11112	30	BOARD OF EDUCATION TWP OF RKWY	16.40	FSSA Partial	Does not contribute to RDP. FSSA located entirely within wetland area. FSSA unlikely to be expanded to support development. Public Property (BOE) and not available for development. Environmental constraints: Wetlands/Buffer.	9.34	No
88	11115	35.02	SHANTIVAN SOLUTIONS, LLC	1.40	FSSA Partial	Does not contribute to RDP. Approved with a single-family dwelling.	1.40	No
89	11115	43.16	WHISPERING RIDGE HOA INC	0.99	FSSA	Does not contribute to RDP. Developed with a detention basin.	0.39	No
90	11116	3	TOWERING OAKS HOA % R RICCIARDI	0.71	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 486.14 square feet is constrained.	0.70	No
91	11116	30	TOWERING OAKS HOA % R RICCIARDI	0.40	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.40	No
92	11116	39	POINTE AT STONE POA	22.21	EAS Partial	Does not contribute to RDP. Common area for Pointe at Stone. Developed	0.00	No
93	11116	41	OQ AT ROCKAWAY LP	6.39	FSSA Partial	Does not contribute to RDP. Common condo area.	0.00	No
94	11116	42	MAKOR INC	33.07	FSSA Partial	Does not contribute to RDP. FSSA only in NJP&L ROW. Remainder of site is in ECECSZ. FSSA unlikely to be expanded to support development. Environmental constraints: Wetlands/Buffer, Steep Slopes.	19.23	No
95	11116	46.01	CORNELL, ANTHONY JR	0.33	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
96	11116	53	HOFFMAN HOMES LLC	1.11	EAS	Does not contribute to RDP. No ROW access. Environmental constraints: Steep Slopes. Approximately 5,988.03 square feet is constrained.	0.97	No
97	11116	64.12	MAPLEWOODS @ ROCKAWAY HOA INC	0.87	No	Does not contribute to RDP. Does not meet minimum area requirement due to environmental constraints: Steep Slopes. Approximately 21,352.06 square feet is constrained.	0.38	No
98	11117	2	AMY INVESTMENTS INC	0.66	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, 100 Year Flood Zone.	0.00	No
99	11201	2	FERRONE, VINCENT T JR & BROOKES, D	0.91	FSSA Partial	Does not contribute to RDP. Environmental constraints: C-1 Buffer. Approximately 30,580.26 square feet is constrained.	0.21	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
100	11203	1	ROCKAWAY TOWNSHIP	0.35	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement.	0.35	No
101	11204	4	ROCKAWAY TOWNSHIP	0.10	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.10	No
102	11208	17	UNKNOWN	0.06	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, Steep Slopes	0.00	No
103	11208	7	CUMMINGS, DAVID & PUCCIO, LISA	0.18	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes, C-1 Buffer. Approximately 4,012.41 square feet is constrained.	0.09	No
104	11209	32	MC MAHON, TERENCE & ALESSANDRA, L	0.18	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, Wetland Buffer.	0.00	No
105	11209	33	AMCHU ASSOCIATES	4.24	FSSA	Contributes to RDP. Environmental constraints: Steep Slopes. Approximately 58,140.26 square feet is constrained.	2.90	Yes
106	11212	22	STRUBLE, LUCCILE A	0.14	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 5,704.79 square feet is constrained.	0.01	No
107	11301	10	FOX HILLS @ ROCKAWAY COND ASSOC	0.57	FSSA	Does not contribute to RDP. Condo lot.	0.00	No
108	11301	10	FOX HILLS @ ROCKAWAY COND ASSOC	6.40	No	Does not contribute to RDP. Does not have EAS or FSSA access. Environmental constraints: Wetlands/Buffers.	1.45	No
109	11301	21.02	SAR ONE INC % VALLEY NATIONAL BANK	0.40	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
110	11301	29	<Null>	61.40	EAS and FSSA Partial	Does not contribute to RDP. Fox Hills common area. Developed.	0.00	No
111	11301	38	FARRELL, MARY A	0.44	No	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Wetland Buffers, Steep Slopes. Approximately 8,487.53 square feet is constrained.	0.24	No
112	11302	48	FOX HILLS AT ROCKAWAY CONDO ASSOC	89.22	EAS and FSSA Partial	Does not contribute to RDP. Fox Hills common area. Developed.	0.00	No
113	11302	50.01	<Null>	4.65	FSSA Partial	Contributes to RDP. Environmental constraints: Steep Slopes, C-1 Buffer, Wetland Buffer. Approximately 75,083.64 square feet is constrained.	2.93	Yes
114	11401	10	ROCKAWAY TOWNSHIP	2.09	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer, C-1 Buffer, 100 Year Flood Zone, Steep Slopes	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
115	11401	11	WELLINGTON, ROBERT % WELLINGTON W	1.87	No	Does not contribute to RDP. No EAS/FSSA access. Does not front along ROW. Environmental constraints: Wetlands/Wetland Buffer, Steep Slopes, C-1 Buffer, 100 Year Flood Zone.	0.04	No
116	11401	12	WHARTON ENTERPRISES	7.75	No	Does not contribute to RDP. Does not have ROW access (located along Route 80)	3.82	No
117	11401	21	HEINLEIN, TIVADAR	0.22	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, Wetlands Buffer, 100 Year Flood Zone.	0.00	No
118	11401	26	LA MONT, JEFFREY S	0.49	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, Wetlands/Wetlands Buffer, 100 Year Flood Zone.	0.00	No
119	11401	27	MACHUGA, PATRICIA C	0.43	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, Wetlands/Wetlands Buffer, 100 Year Flood Zone.	0.00	No
120	11401	28	MAZZOCCHI, NICHOLAS	7.90	No	Does not contribute to RDP. Does not meet minimum area requirement due to environmental constraints. Entirely constrained by Steep Slopes, C-1 Buffer, Wetlands/Wetlands Buffer, 100 Year Flood Zone.	0.00	No
121	11401	35	MORAN, DAVID	0.24	FSSA Partial	Contributes to RDP due to common ownership with adjoining Lot 37	0.24	Yes
122	11401	37	MORAN, DAVID	0.87	FSSA Partial	Contributes to RDP due to common ownership with adjoining Lot 35. Environmental constraints: C-1 Buffer.	0.80	Yes
123	11401	42	ROCKAWAY TOWNSHIP	1.61	FSSA Partial	Does not contribute to RDP. Nearly entirely constrained by Steep Slopes, C-1 Stream/Buffer, Wetlands/Buffer.	0.00	No
124	11401	43	TILCON NEW YORK INC	0.23	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes, C-1 Buffer, Wetland Buffer. Approximately 9,758.51 square feet is constrained.	0.00	No
125	11401	44	ROCKAWAY TOWNSHIP	2.95	FSSA Partial	Does not contribute to RDP. Nearly entirely constrained by Steep Slopes, C-1 Stream/Buffer, Wetlands/Buffer.	0.00	No
126	11401	45	RUSCHAK, JOHN & ANN	3.75	No	Does not contribute to RDP. No access to EAS/FSSA. Entirety of site is in Protection Zone.	0.86	No
127	11401	46	WILLIS, ROBERT D	2.41	No	Does not contribute to RDP. Environmental constraints: Wetlands/Buffers, 100 Year Flood Zone. Approximately 74,603.65 square feet is constrained.	0.70	No
128	11401	47	WILLIS, ROBERT	5.51	No	Does not contribute to RDP. No access to EAS/FSSA. Entirety of site is in Protection Zone.	1.99	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
129	11401	6	HULSMAN, CHRISTINE ETALS	1.24	No	Does not contribute to RDP. No ROW access. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Stream/Buffer, Steep Slopes, 100 Year Flood Zone.	0.00	No
130	11403	14	JORO CALI INVEST LLC	26.28	No	Does not contribute to RDP Analysis. Not located in ESA or FFSA. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Stream/Buffer, 100 Year Flood Zone. Approximately 1,121,193.95 is constrained.	0.54	No
131	11403	3	JORO CALI INVEST LLC	2.06	FSSA Partial	Does not contribute to RDP. Nearly entirely constrained by C-1 Stream/Buffer, Wetlands/Wetlands Buffer, Steep Slopes.	0.00	No
132	11403	32	TILCON NEW YORK INC	4.68	No	Does not contribute to RDP. Insufficient lot geometry. Former railroad ROW. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Stream/Buffer, Steep Slopes.	0.00	No
133	11403	35	MC DONOUGH, HEIRS % WASKO, FRANK	0.37	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.37	No
134	11403	35.01	WASKO, FRANK SR	0.14	FSSA	Does not contribute to RDP. When combined with Block 11403 Lots 35.02 and 36 (common ownership), does not meet minimum area requirement.	0.14	No
135	11403	35.02	UNKNOWN % WASKO, FRANK	0.12	FSSA	Does not contribute to RDP. When combined with Block 11403 Lots 35.01 and 36 (common ownership), does not meet minimum area requirement.	0.12	No
136	11403	36	WASKO, JOANNE C	0.31	FSSA	Does not contribute to RDP. When combined with Block 11403 Lots 35.01 and 35.02 (common ownership), does not meet minimum area requirement.	0.13	No
137	11403	37	MC DONOUGH, PETER	0.17	No	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes, Wetland Buffer. Approximately 3,133.27 square feet is constrained.	0.10	No
138	11403	40	ROCKAWAY TOWNSHIP	14.32	FSSA Partial	Does not contribute to RDP. Former dump site.	6.02	No
139	11404	2.01	SOOY, JOSEPH & SUSAN JAMES	2.27	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of site is located in PZ. Environmental constraints: Steep Slopes, Wetlands Buffer.	1.62	No
140	11404	4	HOWARD, CHARLES R & SARA M	0.24	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 4,217.75 square feet is constrained.	0.14	No
141	11406	1	TILCON NEW YORK INC	2.37	No	Does not contribute to RDP. Inadequate lot geometry. Former ROW.	2.22	No
142	11406	10	ROCKAWAY TOWNSHIP	2.31	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of lot is PZ. Environmental constraints: C-1 Buffer, Steep Slopes.	1.22	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
143	11406	13	ROCKAWAY TOWNSHIP	0.20	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.20	No
144	11406	17.01	FAUST, JOHN W JR. & CHERLY L	0.46	FSSA Partial	Does not contribute to RDP. Entirely constrained by Steep Slopes, Wetlands/Wetlands Buffer, C-1 Buffer, 100 Year Flood Zone	0.00	No
145	11406	26	BURROWS, EDGAR R	0.93	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of lot is in PZ.	0.93	No
146	11406	35	RAO, GOPAL U	1.06	No	Does not contribute to RDP. No EAS/FSSA Access. Environmental constraints: Wetlands/Wetlands Buffer. Approximately 44,808.23 square feet is constrained.	0.03	No
147	11406	38	NELSON, ERIC EST % VERRINDER	0.82	No	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Wetlands Buffer. Approximately 30,607.34 square feet is constrained.	0.12	No
148	11407	12	NELSON, ERIC EST % VERRINDER	1.39	No	Does not contribute to RDP. Does not meet minimum area requirement due to environmental constraints. Entirety of site is constrained by Wetlands/Wetlands Buffer.	0.00	No
149	11407	13	SARAPPO, ELAINE	0.75	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirety of site is constrained by Wetlands/Wetlands Buffer.	0.00	No
150	11409	2	RICHARD MINE ESTATES INC	3.79	FSSA Partial	Does not contribute to RDP. Approved for development.	3.79	No
151	11501	14	HARDEN, ETHEL A	0.16	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.16	No
152	11501	2	ORANGE0, JOSEPH J	0.07	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.07	No
153	11501	26	ROCKAWAY TOWNSHIP	0.56	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.56	No
154	11501	30	UNKNOWN	0.25	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.25	No
155	11501	43	M & M KONNER REALTY CO	2.51	No	Does not contribute to RDP. No EAS/FSSA access. Environmental constraints: Steep Slopes. Approximately 103,765.71 square feet is constrained.	0.13	No
156	11502	2	HIGHLANDS AT MORRIS INC	0.17	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.17	No
157	11503	1	PONDVIEW ESTATES INC % GARDEN HOMES	0.39	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.39	No
158	11506	4	MORRIS COUNTY	0.11	No	Dose not contribute to RDP. Does not meet minimum area requirement.	0.11	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
159	11507	8	MOUNTAIN VIEW MANOR POA	30.63	EAS Partial	Does not contribute to RDP. Mountain View Manor PDA. Developed.	0.00	No
160	11508	10	RAO, GOPAL U	0.73	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.73	No
161	11508	2	BOLLER, EMIL & KATHLEEN	0.59	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer. Approximately 19,916.43 square feet is constrained.	0.14	No
162	11509	10	ROCKAWAY TOWNSHIP	7.88	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, 100 Flood Zone, Wetlands/Buffer.	0.00	No
163	11509	16	ROCKAWAY TOWNSHIP	8.06	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, Steep Slopes.	0.00	No
164	11509	7	DCT ROCKAWAY LLC % NXS 09 ROCKAW	1.09	No	Does not contribute to RDP. No EAS/FSSA access. Does not meet minimum area requirement due to environmental constraints: Wetlands Buffer. Approximately 14,491.07 square feet is constrained.	0.76	No
165	11509	9	DCT ROCKAWAY LLC % NXS 09 ROCKAW	0.11	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, Wetland Buffer.	0.00	No
166	20001	4	WHITE MEADOW LAKE COUNTRY CLUB	150.47	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	39.08	No
167	20001	5.04	JORO CALI INVEST LLC	12.13	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, C-1 Buffer.	2.85	No
168	20001	7	TILCON NEW YORK INC	3.13	No	Does not contribute to RDP. Located in Preservation Area. Insufficient lot geometry. Environmental constraints: Wetland Buffers, Steep Slopes.	0.42	No
169	20101	10	KOROLY, MICHAEL	0.07	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 30502 Lot 9 (common ownership), does not meet minimum area requirement.	0.07	No
170	20101	6	TILCON NEW YORK INC	3.91	No	Does not contribute to RDP. Located in Preservation Area. Completely constrained by Wetlands/Wetlands Buffer, C-1 Stream/Buffer.	0.00	No
171	20101	9	KOROLY, MICHAEL	0.05	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 30502 Lot 10 (common ownership), does not meet minimum area requirement.	0.05	No
172	20102	7	RAO, GOPAL U	0.42	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No

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173	20103	1	FIVE LAND CORP % JAMES DE ZAO	0.45	No	Does not contribute to RDP. Located in Preservation Area. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Buffer.	0.00	No
174	20103	10	JORO CALI INVEST LLC	0.49	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. No EAS/FSSA access. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
175	20103	11	JORO CALI INVEST LLC	0.46	No	Does not contribute to RDP. Located in Pres Area. When combined with Lots 12, 13 (common ownership), doesn't meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
176	20103	12	JORO CALI INVEST LLC	0.64	No	Does not contribute to RDP. Located in Pres Area. When combined with Lots 11 and 13 (common ownership), doesn't meet min. area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
177	20103	13	JORO CALI INVEST LLC	0.67	No	Does not contribute to RDP. Located in Pres Area. When combined with Lots 11 and 12 (common ownership), doesn't meet min area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
178	20103	9	WILLIS, FREDERICK F & ANNA	0.43	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Wetlands Buffer. Approximately 14,857.53 square feet is constrained.	0.09	No
179	20104	1	JORO CALI INVEST LLC	0.30	No	Does not contribute to RDP. Located in Pres Area. When combined with Lots 2, 3, 4 (common ownership), doesn't meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
180	20104	10	LONG, WILLIAM JR	0.91	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA Access. Environmental constraints: Wetlands/Wetlands Buffer. Approximately 38,271.80 square feet is constrained	0.03	No
181	20104	11.01	COLE, CECILE	1.72	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA Access. Environmental constraints: Wetlands/Wetlands Buffer. Approximately 55,339.75 square feet is constrained.	0.45	No
182	20104	2	JORO CALI INVEST LLC	0.47	No	Does not contribute to RDP. Located in Pres Area. When combined with Lots 1, 3, 4 (common ownership), doesn't meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.00	No

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183	20104	3	JORO CALI INVEST LLC	0.51	No	Does not contribute to RDP. Located in Pres Area. When combined with lots 1, 2, and 4 (common ownership), doesn't meet min area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
184	20104	4	JORO CALI INVEST LLC	0.50	No	Does not contribute to RDP. Located in Pres Area. When combined with Lots 1, 2, 3 (common ownership), does not meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer.	0.00	No
185	20203	13	SMITH, GLENN & MANZIONE, TONI	0.73	No	Does not contribute to RDP. Located in Preservation Area. When combined with Lot 13 (common ownership), doesn't meet minimum area requirement. Environmental constraints: C-1 Buffer, Wetland Buffer.	0.55	No
186	20203	16	SMITH, GLENN & MANZIONE, TONI	0.20	No	Does not contribute to RDP. Located in Pres Area. When combined with Lot 13 (common ownership), doesn't meet minimum area requirement. Environmental constraints: C-1 Buffer, Wetland Buffer.	0.01	No
187	20301	22	MUSCOLINO, ALFRED & ROSEMARY	0.17	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Wetland Buffer. Approximately 5,269.66 square feet is constrained.	0.05	No
188	20301	24	FERRONE, VINCENT T JR & DEBORAH A	0.35	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Wetland Buffer. Approximately 14,295.91 square feet is constrained.	0.03	No
189	20301	39	ROCKAWAY TOWNSHIP	3.76	EAS Partial	Does not contribute to RDP. No ROW access. Environmental constraints: Wetlands/Buffer. Approximately 47,698.98 square feet is constrained. Site is utilized for drainage.	2.67	No
190	20301	55	ROCKAWAY TOWNSHIP	0.30	EAS	Does not contribute to RDP. Utilized for drainage	0.30	No
191	20306	112	ROCKAWAY TOWNSHIP	0.76	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.76	No
192	20306	139	MORIARTY, JOHN P & MARGARET A	0.32	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.32	No
193	20401	11	ROCKAWAY TOWNSHIP	1.57	FSSA Partial	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer, C-1 Stream/Buffer.	0.00	No
194	20401	12.06	NANCY COURT HOA % ZWICKEL, RICHARD	2.34	FSSA	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
195	20501	10.01	ORESTE, ROBERT C	0.07	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No

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196	20501	4.01	HERZOG, LESTER M TRUSTEE	0.17	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
197	20501	5.01	HOROWITZ, DAVID & MAXINE	0.28	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
198	20501	6.01	MONAGHAN, ROBERT P & DEBRA J	0.31	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
199	20501	7.01	ROSEN, LESLIE M & ADRIENNE R	0.13	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
200	20501	8.01	SCHAEFER, PAUL & ISABEL	0.10	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
201	20501	9.01	GREENBERG, LINDA	0.08	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
202	20504	7	ROCKAWAY TOWNSHIP	0.33	EAS	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer, C-1 Buffer, 100 Year Flood Zone	0.00	No
203	20504	8	ROCKAWAY TOWNSHIP	0.41	EAS	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer, C-1 Buffer, 100 Year Flood Zone	0.00	No
204	20601	46	ROCKAWAY TOWNSHIP	0.32	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 7,654.56 square feet is constrained.	0.14	No
205	20602	10.01	ROCKAWAY TOWNSHIP	0.24	FSSA Partial	Does not contribute to RDP. No ROW access. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 6,818.33 square feet is constrained.	0.08	No
206	20602	11.01	ROCKAWAY TOWNSHIP	0.24	FSSA Partial	Does not contribute to RDP. No ROW access. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 6,124.02 square feet is constrained.	0.10	No
207	20602	18	VUKOSA, ALDO	0.44	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental Constraints: Steep Slopes. Approximately 5,483.99 square feet is constrained.	0.31	No
208	20602	22	ZLOTKIN, HOWARD & EVE	0.23	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement.	0.23	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
209	20603	23	LATO, BENJAMIN	0.54	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Buffer	0.00	No
210	20603	6	ROCKAWAY TOWNSHIP	0.49	FSSA Partial	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer, C-1 Buffer.	0.00	No
211	20603	7	TOWNSHIP OF ROCKAWAY	0.53	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Buffer	0.00	No
212	20603	8	O'CONNELL, JOANNE	0.34	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Buffer	0.00	No
213	20604	14	NGUYEN, MINH & THIEM	0.36	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
214	20604	15	ROCKAWAY TOWNSHIP	0.24	FSSA Partial	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
215	20604	16	ROCKAWAY TOWNSHIP	0.24	EAS	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
216	20604	28	PENNELLA, PETER & PAMELA	0.49	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Buffer.	0.00	No
217	20701	28	WHITE MEADOW LAKE COUNTRY CLUB	0.54	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Buffer	0.00	No
218	20701	41	ROCKAWAY TOWNSHIP	0.25	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental Constraints: Steep Slopes. Approximately 7,295.63 square feet is constrained.	0.08	No
219	20702	10.01	INSPECTOR, SOL & SALNY, RON	0.67	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes, 100 Year Flood Zone, C-1 Buffer. Approximately 10,252.34 square feet is constrained.	0.44	No
220	20702	15	MILLER, LESTER % MILLER, RONALD EXE	0.44	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, 100 Year Flood Zone, C-1 Buffer associated with White Meadow Lake.	0.00	No
221	20702	18	CONRAD, ALAN & CHARLEEN ANN	0.17	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake and Steep Slopes.	0.00	No

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222	20702	27	WHITE MEADOW LAKE COUNTRY CLUB	0.86	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement due to environmental constraints: Steep Slopes, 100 Year Flood Zone, C-1 Buffer.	0.00	No
223	20702	32	SMITH, CHERI & HARTNETT, ANNE	0.50	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, 100 Year Flood Zone, C-1 Buffer associated with White Meadow Lake.	0.00	No
224	20702	38	JFP HOLDING LIMITED LIABILITY CO	1.18	FSSA	Does not contribute to RDP. Entirely constrained by Steep Slopes, C-1 Buffer.	0.00	No
225	20801	55	KOENIGSBERG, STEVEN	0.51	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 715.98 square feet is constrained.	0.49	No
226	20801	63	ROKHMANNOFF, ALEXEY	1.73	EAS and FSSA	Contributes to RDP. Environmental constraints: Steep Slopes. Approximately 16,666.78 square feet is constrained.	1.35	Yes
227	20801	71	STRYKER FAMILY LIMITED PARTNERSHIP	0.71	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 3,365.83 square feet is constrained.	0.63	No
228	20801	85	SABAT, STEVEN	0.40	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 2,692.47 square feet is constrained.	0.34	No
229	20802	31	WHITE MEADOW COUNTRY CLUB	0.28	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer. Approximately 1,297.31 square feet is constrained.	0.25	No
230	20901	12	ROCKAWAY TOWNSHIP	0.71	EAS	Does not contribute to RDP. Nearly entirely constrained by 100 Year Flood Zone, Steep Slopes, C-1 Buffer, Wetlands/Buffer.	0.07	No
231	20901	45	ROCKAWAY TOWNSHIP	0.15	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 3,249.41 square feet is constrained	0.07	No
232	20901	5	WEST SHORE PROPERTY LLC	1.29	FSSA	Does not contribute to RDP. Nearly entirely constrained by Steep Slopes, C-1 Buffer, Wetlands Buffer, 100 Year Flood Zone.	0.05	No
233	20901	56	WHITE MEADOW LAKE COUNTRY CLUB	0.18	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
234	20901	66	SLOSSBERG, DAVID H & DIAN L	0.16	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
235	20901	67	STEINBRENNER, DONALD & BETH	0.11	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No

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236	20902	15	RUSSO, ROBBIE % BRAHMA CONST CO	0.32	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
237	20902	8	MATURI, JANET	0.24	EAS	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, Wetland Buffer.	0.00	No
238	20903	12	ROCKAWAY TOWNSHIP	0.48	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Nearly entirely constrained by Steep Slopes, C-1 Buffer.	0.02	No
239	20903	26	ROCKAWAY TOWNSHIP	0.17	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.17	No
240	20903	36	ADELMAN, ANITA E	0.18	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer.	0.00	No
241	20903	43	STEINBRENNER, DONALD & BETH	0.28	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer.	0.00	No
242	21001	7	ROCKAWAY TOWNSHIP	0.14	EAS	Does not contribute to RDP. Located in Preservation Area. Entirely constrained by C-1 Buffer, Steep Slopes.	0.00	No
243	21002	15	COHEN, MITCHELL	0.55	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 10,704.52 square feet is constrained.	0.30	No
244	21002	30	ROCKAWAY TOWNSHIP	0.22	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes, C-1 Buffer. Approximately 6,905.76 square feet is constrained.	0.06	No
245	21002	39	ROCKAWAY TOWNSHIP	0.13	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 164.63 square feet is constrained.	0.13	No
246	21003	34	ROCKAWAY TOWNSHIP	0.13	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 530.22 square feet is constrained.	0.12	No
247	21004	9	RABIN, SAMUEL & BLASH, DEBRA	0.15	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 1,412.18 square feet is constrained.	0.12	No
248	21101	10	ROCKAWAY TOWNSHIP	0.37	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.37	No
249	21101	22	ROCKAWAY TOWNSHIP	0.32	EAS	Does not contribute to RDP. Entirely constrained by Steep Slopes.	0.00	No
250	21101	36	ROCKAWAY TOWNSHIP	0.55	EAS	Does not contribute to RDP. Entirely constrained by steep Slopes.	0.00	No
251	21101	46	ROCKAWAY TOWNSHIP	0.34	EAS	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
252	21101	50	FRITZ, JOSEPH C & CLAIRE	0.54	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Wetland Buffer. Approximately 18,880.35 square feet is constrained.	0.11	No
253	21101	51	ROCKAWAY TOWNSHIP	0.29	FSSA Partial	Does not contribute to RDP. Environmental Constraints: Wetlands Buffer. Approximately 3,349.60 square feet is constrained.	0.21	No
254	21102	16	ROCKAWAY TOWNSHIP	0.20	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.20	No
255	21102	17	ROCKAWAY TOWNSHIP	0.04	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.04	No
256	21102	43	ROCKAWAY TOWNSHIP	0.47	No	Does not contribute to RDP. Common ownership with adjoining lots 44 and 45. Environmental Constraints: Steep Slopes. Approximately 17,651.27 square feet is constrained.	0.07	No
257	21102	44	ROCKAWAY TOWNSHIP	0.49	No	Does not contribute to RDP. Common ownership with adjoining lots 44 and 45. Environmental Constraints: Steep Slopes. Approximately 16,038.58 square feet is constrained.	0.13	No
258	21102	45	ROCKAWAY TOWNSHIP	0.49	EAS	Does not contribute to RDP. Common ownership with adjoining lots 44 and 45. Environmental Constraints: Steep Slopes. Approximately 11,410.30 square feet is constrained.	0.23	No
259	21102	5	LERMAN, RUSSELL	0.55	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 4,168.97 square feet is constrained.	0.45	No
260	21102	8	CHRISTENSEN, ARTHUR & BARBARA	0.40	EAS	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 10,936.35 square feet is constrained.	0.14	No
261	21102	9.01	ROCKAWAY TOWNSHIP	0.05	EAS	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Drainage easement	0.00	No
262	21201	16	MITTMAN, ENNIS-LF RT MITTMAN, N & L	0.29	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.29	No
263	21201	36	ROCKAWAY TOWNSHIP	0.34	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 1,185.16 square feet is constrained	0.31	No
264	21201	39	KELDER, LISA & THOMAS	1.06	FSSA Partial	Does not contribute to RDP. Nearly entirely constrained by Steep Slopes, C-1 Buffer	0.00	No
265	21201	46	WHITE MEADOW LK COUNTRY CLUB	50.33	FSSA Partial	Does not contribute to RDP. No direct access to ROW. Only 15,779.32 square feet is located in FSSA. Nearly entirety of site is in ECECSZ. Environmental constraints: Wetlands/Buffer, Steep Slopes.	10.56	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
266	21301	10.01	ROCKAWAY TOWNSHIP	0.20	EAS	Does not contribute to RDP. Entirely constrained by Steep Slopes. No ROW access.	0.00	No
267	21301	11.01	ROCKAWAY TOWNSHIP	0.60	EAS Partial	Does not contribute to RDP. Entirely constrained by Steep Slopes. No ROW access.	0.00	No
268	21301	13.01	ROCKAWAY TOWNSHIP	0.14	No	Does not contribute to RDP. Entirely constrained by Steep Slopes. No ROW access.	0.00	No
269	21301	138	WHITE MEADOW LAKE POA	1.26	FSSA	Does not contribute to RDP. No EAS/FSSA access. Entirely constrained by Wetlands/Wetlands Buffer, Steep Slopes.	0.00	No
270	21301	139	WHITE MEADOW LAKE POA	1.07	No	Does not contribute to RDP. No EAS/FSSA access. Entirely constrained by Wetlands/Wetlands Buffer, Steep Slopes.	0.00	No
271	21301	15.01	ROCKAWAY TOWNSHIP	0.13	EAS	Does not contribute to RDP. Entirely constrained by Steep Slopes. No ROW access.	0.00	No
272	21301	16.01	ROCKAWAY TOWNSHIP	0.06	EAS	Does not contribute to RDP. Entirely constrained by Steep Slopes. No ROW access.	0.00	No
273	21301	169	ARMITT, ALEXANDER & BONNIE JANE	0.20	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer associated with White Meadow Lake. Approximately 5,314.43 square feet is constrained.	0.08	No
274	21301	17.01	ROCKAWAY TOWNSHIP	0.07	EAS	Does not contribute to RDP. Entirely constrained by Steep Slopes. No ROW access.	0.00	No
275	21301	19.01	ROCKAWAY TOWNSHIP	0.12	EAS	Does not contribute to RDP. Entirely constrained by Steep Slopes. No ROW access.	0.00	No
276	21301	2	ROCKAWAY TOWNSHIP	0.90	EAS	Does not contribute to RDP. Entirely constrained by Steep Slopes, Wetlands Buffer.	0.00	No
277	21301	201	PATHAN, KAISER A % NEW HORIZON MAN	0.22	FSSA Partial	Does not contribute to RDP. Environmental constraints: Steep Slopes. Approximately 8,047.58 square feet is constrained.	0.04	No
278	21301	5	ROCKAWAY TOWNSHIP	0.74	EAS	Does not contribute to RDP. Entirely constrained by Steep Slopes, Wetlands Buffer.	0.00	No
279	21301	8	LICATA, GIUSEPPA & JOHN	0.56	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, Wetlands Buffer.	0.00	No
280	21301	8.01	ROCKAWAY TOWNSHIP	0.14	FSSA Partial	Does not contribute to RDP. Entirely constrained by Steep Slopes. No ROW access.	0.00	No
281	21301	84	MEDOFF, JEAN	0.29	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 10,869.83 square feet is constrained.	0.04	No
282	21301	9	ROCKAWAY TOWNSHIP	0.34	FSSA Partial	Does not contribute to RDP. Nearly entirely constrained by Steep Slopes.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
283	21401	11	SHERBROOK ROCKAWAY HOA % MACDONALD	4.01	FSSA Partial	Does not contribute to RDP. Dedicated open space for Sherbrook HOA.	0.00	No
284	21401	49	TROMBITAS, DENNIS	0.25	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
285	21401	50	LA ROY, RONALD & RITA	0.25	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
286	21401	51	TROMBITAS, DENNIS	0.25	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
287	21401	52	LA ROY, RONALD & RITA	0.26	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
288	21401	53	TROMBITAS, DENNIS	0.26	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
289	21401	55	TROMBITAS, DENNIS	0.27	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, Wetland Buffer.	0.00	No
290	21401	56	LA ROY, RONALD & RITA	0.24	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, Wetland Buffer.	0.00	No
291	21401	57	ROCKAWAY TOWNSHIP	0.23	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer, C-1 Buffer.	0.00	No
292	21401	58	ROCKAWAY TOWNSHIP	0.05	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer, C-1 Buffer.	0.00	No
293	21401	59	ROCKAWAY TOWNSHIP	0.23	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer, C-1 Buffer.	0.00	No
294	21401	60	WELGOS, ROBERT & JOYCE	0.26	No	Does not contribute to RDP. When combined with Block 21401 Lot 61 (common ownership), does not meet minimum area requirement. Entirely constrained by C-1 Buffer	0.00	No
295	21401	61	WELGOS, ROBERT & JOYCE	0.25	No	Does not contribute to RDP. When combined with Block 21401 Lot 61 (common ownership), does not meet minimum area requirement. Entirely constrained by C-1 Buffer	0.00	No
296	21401	62	ROCKAWAY TOWNSHIP	0.25	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer.	0.00	No
297	21401	63	LA ROY, RONALD & RITA	0.24	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetland Buffer.	0.00	No
298	21401	64	TROMBITAS, DENNIS	0.28	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetland Buffer.	0.00	No
299	21401	97	SHERBROOK ROCKAWAY HOA % MACDONALD	4.49	FSSA Partial	Does not contribute to RDP. Common area for Sherbrook HOA. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Stream/Buffer.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
300	21401	98	SHERBROOK ROCKAWAY HOA % MACDONALD	4.53	FSSA Partial	Does not contribute to RDP. Common area for Sherbrook HOA. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Stream/Buffer.	0.00	No
301	21403	10	SHERBROOK ROCKAWAY HOA % MACDONALD	0.61	FSSA Partial	Does not contribute to RDP. HOA common area. Does not meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer, C-1 Buffer.	0.00	No
302	21403	11	SHERBROOK ROCKAWAY HOA % MACDONALD	2.97	No	Does not contribute to RDP. HOA common area. Does not meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer, C-1 Buffer.	0.00	No
303	21403	9	SHERBROOK ROCKAWAY HOA % MACDONALD	0.52	FSSA Partial	Does not contribute to RDP. HOA common area. Does not meet minimum area requirement due to environmental constraints: Wetlands/Wetlands Buffer, C-1 Buffer.	0.00	No
304	21405	1	SHERBROOK ROCKAWAY HOA % MACDONALD	0.66	FSSA	Does not contribute to RDP. HOA common area. Does not meet minimum area requirement due to environmental constraints: Wetlands Buffer, C-1 Buffer.	0.00	No
305	21405	2	SHERBROOK ROCKAWAY HOA % MACDONALD	0.52	EAS	Does not contribute to RDP. HOA common area. Does not meet minimum area requirement due to environmental constraints: Wetlands Buffer, C-1 Buffer.	0.00	No
306	21501	10	CHABAD CENTER OF NW NJ INC	0.04	No	Does not contribute to RDP. When combined with Block 21501 Lots 8 and 9 (common ownership), does not meet minimum area requirement.	0.04	No
307	21501	11	CICARELLI, ALBERT J	0.04	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.04	No
308	21501	17	FRENDO, ANTHONY & JILL	0.04	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.04	No
309	21501	18	SVIRSKY, ZOFAR & TAMMAN, DAVID	0.10	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.10	No
310	21501	28	SVIRSKY, ZOFAR & TAMMAN, DAVID	0.10	FSSA	Does not contribute to RDP. When combined with Block 21503 Lot 19 (common ownership), does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
311	21501	29	SVIRSKY, ZOFAR & TAMMAN, DAVID	0.64	FSSA	Does not contribute to RDP. When combined with Block 21503 Lot 19 (common ownership), does not meet minimum area requirement. Approximately 3,901 square feet are constrained.	0.55	No
312	21501	40	ROCKAWAY TOWNSHIP	0.34	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.34	No
313	21501	51	ROCKAWAY TOWNSHIP	0.43	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental Constraints: Steep Slopes. Approximately 13,744.74 square feet is constrained.	0.11	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
314	21501	53	INDIAN SPRINGS CONDO ASS % CASI	7.01	FSSA Partial	Does not contribute to RDP. Common Area for Indian Springs Condo Association.	0.00	No
315	21501	6	LESCH, JEROME	0.05	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.05	No
316	21501	7	GRAZIANO, GRACE & K HEMINGWAY	0.04	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.04	No
317	21501	8	CHABAD CENTER OF NORTHWEST NJ INC	0.08	No	Does not contribute to RDP. When combined with Block 21501 Lots 9 and 10 (common ownership), does not meet minimum area requirement.	0.08	No
318	21501	9	CHABAD CENTER NW NJINC & SPERBER AM	0.08	No	Does not contribute to RDP. When combined with Block 21501 Lots 8 and 10 (common ownership), does not meet minimum area requirement.	0.08	No
319	21502	11	TOWNSHIP OF ROCKAWAY	0.08	No	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes, C-1 Buffer. Approximately 2,956.19 square feet are constrained.	0.01	No
320	21502	12	CUKOVIC, HANIFE	0.04	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 1,076.16 square feet are constrained.	0.01	No
321	21502	21	TAMMAN, DAVID & SVIRSKY, ZOFAR	0.07	EAS	Does not contribute to RDP. When combined with 21502 Lots 9 and 22 (common ownership), does not meet minimum area requirement. Environmental constraints: Steep Slopes, C-1 Buffer.	0.00	No
322	21502	22	TAMMAN, DAVID & SVIRSKY, ZOFAR	0.15	FSSA	Does not contribute to RDP. When combined with 21502 Lots 9 and 21 (common ownership), does not meet minimum area requirement. Environmental constraints: Steep Slopes, C-1 Buffer.	0.00	No
323	21502	9	SVIRSKY, ZOFAR & TAMMAN, DAVID	0.07	No	Does not contribute to RDP. When combined with 21502 Lots 21 and 22 (common ownership), does not meet minimum area requirement. Environmental constraints: Steep Slopes, C-1 Buffer.	0.01	No
324	21503	10	ROCKAWAY TOWNSHIP	0.25	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental Constraints: C-1 Buffer. Approximately 5,797.53 square feet is constrained.	0.12	No
325	21503	18	CHABAD CENTER OF NW NJ	0.18	FSSA Partial	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, Steep Slopes, 100 Year Flood Zone.	0.00	No
326	21503	19	MONTI, DENNIS	0.19	FSSA Partial	Does not contribute to RDP. When combined with Block 21503 Lot 19 (common ownership), does not meet minimum area requirement. Entirely constrained by C-1 Buffer, Steep Slopes, Wetland Buffers.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
327	21503	20	MONTI, DENNIS	0.10	No	Does not contribute to RDP. When combined with Block 21503 Lot 19 (common ownership), does not meet minimum area requirement. Entirely constrained by C-1 Buffer, Steep Slopes, Wetland Buffers.	0.00	No
328	21503	21	BREGANTE, JOSEPH & POLUMBO, DOMINIC	0.21	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, Wetlands Buffer.	0.00	No
329	21503	22.01	KUO, MEI CHAO & MING FU	0.31	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, Wetlands Buffer.	0.00	No
330	21503	25	KUO, MEI CHAO & MING FU	0.41	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, 100 Year Flood Zone.	0.00	No
331	21503	26	DORN, CHAS EST % PUBLIC ADMIN	0.23	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, 100 Year Flood Zone.	0.00	No
332	21503	27	ROCKAWAY TOWNSHIP	0.08	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
333	21503	29	ROCKAWAY TOWNSHIP	0.18	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
334	21503	31	ROCKAWAY TOWNSHIP	0.09	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
335	21503	32	ROCKAWAY TOWNSHIP	0.07	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
336	21503	33	ROCKAWAY TOWNSHIP	0.06	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
337	21504	10	ROCKAWAY TOWNSHIP	0.15	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone.	0.00	No
338	21504	11	ROCKAWAY TOWNSHIP	0.26	EAS	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone.	0.00	No
339	21504	12	ROCKAWAY TOWNSHIP	0.19	FSSA Partial	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone.	0.00	No
340	21504	13	ROCKAWAY TOWNSHIP	0.20	FSSA	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone.	0.00	No
341	21504	15	ROCKAWAY TOWNSHIP	0.26	EAS	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone.	0.00	No
342	21504	24	UNKNOWN	0.52	EAS	Does not contribute to RDP. Inadequate lot configuration. Sanitary sewer easement.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
343	21504	31	FRANCO,GAIL & MAUTE,JOHN & DANIELLE	0.22	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, Wetlands Buffer, 100 Year Flood Zone.	0.00	No
344	21504	36	ROCKAWAY TOWNSHIP	0.41	FSSA Partial	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone	0.00	No
345	21504	37	ROCKAWAY TOWNSHIP	0.46	No	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone	0.00	No
346	21504	38	O'BRIEN, PATRICIA & MICHAEL	0.46	No	Does not contribute to RDP. Entirely constrained by Wetlands/Wetlands Buffer, C-1 Buffer, 100 Year Flood Zone	0.00	No
347	21504	39	ROCKAWAY TOWNSHIP	0.41	EAS	Does not contribute to RDP. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone	0.00	No
348	21504	45	WHITE MEADOW COUNTRY CLUB	0.27	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Wetland Buffer.	0.00	No
349	21504	9	SPECTOR, MARK & FORREST, BENAY	0.21	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by 100 Year Flood Zone, C-1 Buffer, Wetlands Buffer.	0.00	No
350	21601	18	GELLMAN, DONNA & ALEXANDER C	0.37	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
351	21601	69	KEMPNER, MARK S	0.15	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
352	21603	9	ROSALSKY, SAMUAL H & DIANE L	0.13	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.13	No
353	21702	34	RYNSKY, ARLENE B & HANDLER,MERYLE N	0.33	FSSA Partial	Does not contribute to RDP. Does not meet minimum area requirement.	0.33	No
354	21801	34	ROCKAWAY TOWNSHIP	0.61	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.61	No
355	21806	9	MIZIO, DOMENIC	0.35	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.00	No
356	21902	72.05	VINTAGE ESTATES HOA	0.18	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.18	No
357	21906	15	ROCKAWAY TOWNSHIP	0.94	FSSA Partial	Does not contribute to RDP. Lot geometry does not support development.	0.94	No
358	21909	21	ROCKAWAY TOWNSHIP	1.37	FSSA Partial	Does not contribute to RDP. Lot geometry does not support development.	1.37	No
359	22002	11	STEWART, ALFRED JR	0.22	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Nearly entirely constrained by Wetlands Buffer.	0.01	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
360	22002	14	ROCKAWAY TOWNSHIP	0.21	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
361	22002	15	ROCKAWAY TOWNSHIP	0.22	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
362	22002	16	ROCKAWAY TOWNSHIP	0.22	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
363	22002	17	ROCKAWAY TOWNSHIP	0.24	FSSA	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
364	22002	18	ROCKAWAY TOWNSHIP	0.21	FSSA	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
365	22002	19	ROCKAWAY TOWNSHIP	0.18	FSSA	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
366	22002	20	ROCKAWAY TOWNSHIP	0.21	No	Does not contribute to RDP. Entirely constrained by Wetlands/Buffer	0.00	No
367	22002	41	KUO, MEI CHAO & MING FU	0.50	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.50	No
368	22004	14	DURSO, HELEN	0.17	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.17	No
369	22004	15	TOMSKI, THOMAS J & PENELOPE E	0.18	FSSA	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.18	No
370	22004	16	ROCKAWAY TOWNSHIP	0.17	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.17	No
371	22004	17	ROCKAWAY TOWNSHIP	0.25	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.25	No
372	22004	25	ROCKAWAY TOWNSHIP	0.27	EAS	Does not contribute to RDP. Does not meet minimum area requirement.	0.27	No
373	22006	1	HUELSENBECK, ROGER K & PATRICIA	0.04	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.04	No
374	22006	67.01	ROCKAWAY TOWNSHIP	0.17	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.17	No
375	22006	81	RAO, GOPAL U	0.44	No	Does not contribute to RDP. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer, 100 Year Flood Zone.	0.00	No
376	22102	1	CLIMAX, LLC	3.14	FSSA	Does not contribute to RDP. Approved for development.	1.86	No
377	22102	5.02	<Null>	3.82	No	Does not contribute to RDP. Approved for development.	1.83	No
378	22102	8	BRAEMAR POA	5.89	EAS Partial	Does not contribute to RDP. Common area for Braemer Condo development. Developed.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
379	22103	17	HIBERNIA MINE RAILROAD	0.31	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
380	22103	2	LIU, CHUNG-FU	22.70	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, C-1 Stream/Buffer, 100 Year Flood Zone	2.13	No
381	22103	28	ROCKAWAY TOWNSHIP	0.53	EAS	Does not contribute to RDP. Located in Preservation Area. Entirely constrained by Wetlands/Buffer, C-1 Stream/Buffer, 100 Year Flood Zone	0.00	No
382	22103	36	COUNTY OF MORRIS TRANSPORTATION	3.08	No	Does not contribute to RDP. Located in Preservation Area. Railroad ROW.	0.00	No
383	22202	10.01	BRAUN, STEPHEN Z & HARTMAN, BERNARD	0.63	FSSA	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer. Approximately 26,224.63 square feet is constrained.	0.03	No
384	22202	7.01	TIMBERCREEK HOA	0.43	EAS	Does not contribute to RDP. Does not meet minimum area requirement. Environmental constraints: Wetlands/Wetlands Buffer. Approximately 8,695.83 square feet is constrained.	0.23	No
385	22203	4	HAMMOND, WILLIAM & CHRISTINE	2.60	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Wetlands Buffers, 100 Year Flood Zone, C-1 Buffer.	0.18	No
386	22203	7	ROCKAWAY TOWNSHIP	3.44	No	Does not contribute to RDP. Located in Preservation Area. Lot configuration does not support development.	0.00	No
387	22204	6	<Null>	2.36	No	Does not contribute to RDP. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Stream/Buffer, Steep Slopes.	0.04	No
388	22301	5.02	UNKNOWN	0.35	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
389	22302	1	CHEWEY, PAUL J & RUTH ANN	0.14	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
390	22307	1	ROCKAWAY TWP BOARD OF EDUCATION	0.27	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone	0.00	No
391	22309	2	COUNTY OF MORRIS	0.73	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer, 100 Year Flood Zone	0.00	No
392	22310	2	MORRIS GENERAL CORPORATION	0.18	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.18	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
393	22310	6	GRAHM, BRIAN & GINA	0.97	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands Buffer, C-1 Buffer, 100 Year Flood Zone.	0.70	No
394	22311	6	STATE OF NEW JERSEY	0.27	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 5,656.43	0.14	No
395	22401	1.04	ROGERS, MAX	1.27	FSSA	Does not contribute to RDP. Entirely constrained by Steep Slopes, C-1 Buffer.	0.00	No
396	22401	1.05	ROCKAWAY TOWNSHIP	0.08	FSSA	Does not contribute to RDP. Does not meet minimum area requirement.	0.08	No
397	22401	3.06	MORRIS COMMONS LLC	25.45	FSSA Partial	<i>Contributes to RDP. Morris Commons. Environmental constraints: Steep Slopes, Wetlands Buffer. Approximately 255,540.37 square feet is constrained</i>	19.58	Yes
398	22401	3.07	MORRIS COMMONS LLC	19.73	FSSA Partial	<i>Contributes to RDP. Morris Commons. Environmental constraints: Steep Slopes, Wetlands/Buffers, C-1 Buffer. Approximately 802,992.63 square feet is constrained.</i>	1.29	Yes
399	30001	1.01	ROCKAWAY TOWNSHIP	1.09	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Steep Slopes. Approximately 21,065.40 square feet is constrained.	0.61	No
400	30001	23	REILLY, JAMES M	3.21	No	Does not contribute to RDP. Located in Preservation Area. Environmental constraints: Steep Slopes, Wetlands Buffer, C-1 Buffer. Approximately 125,410.33 square feet is constrained.	0.33	No
401	30001	3.01	SOMMERKORN, WALTER	2.15	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Wetlands Buffer. Approximately 64,449.15 square feet is constrained.	0.67	No
402	30001	3.02	SOMMERKORN, EDWARD	2.91	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	2.91	No
403	30001	3.03	SOMMERKORN, RICHARD F & GILDA A	3.19	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	3.19	No
404	30001	4	ROCKAWAY TOWNSHIP	8.17	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, C-1 Buffer. Approximately 297,883.66 square feet is constrained.	1.33	No
405	30101	11.18	SUNRISE @ MARCELLA POA % J SASSO	14.70	No	Does not contribute to RDP. Dedicated open space for homeowners association.	0.00	No
406	30101	11.19	SUNRISE @ MARCELLA POA % J SASSO	13.61	No	Does not contribute to RDP. Dedicated open space for homeowners association.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
407	30101	11.34	UNKNOWN	1.50	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA Access. Environmental constraints: Steep Slopes. Approximately 64,282.35 square feet is constrained.	0.02	No
408	30102	1	RADIATION TECHNOLOGY INC	15.43	No	Does not contribute to RDP. Nearly entirely constrained. Located in Preservation Area. No EAS/FSSA access.	0.83	No
409	30102	10	RADIATION TECHNOLOGY INC	9.04	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands Buffer, C-1 Buffer.	4.46	No
410	30102	11	SCOTT, JAMES EST	6.11	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Does not have any frontage along a ROW. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
411	30102	12	SCOTT, JAMES EST	3.69	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Does not have any frontage along a ROW. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
412	30102	14	UNKNOWN	0.69	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
413	30102	2	RADIATION TECHNOLOGY INC	8.66	No	Does not contribute to RDP. Located in Preservation Area. Nearly entirely constrained. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, C-1 Stream/Buffer.	1.64	No
414	30102	4	RADIATION TECHNOLOGY INC	4.68	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by Wetlands/Wetlands Buffer, Steep Slopes.	0.00	No
415	30102	5	RADIATION TECHNOLOGY INC	6.43	No	Does not contribute to RDP. Located in Pres Area. Constraining lot configuration. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, C-1 Stream/Buffer.	1.80	No
416	30102	6	RADIATION TECHNOLOGY INC	1.12	No	Does not contribute to RDP. Located in Preservation Area. Constraining lot configuration. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer	0.78	No
417	30102	8	RADIATION TECHNOLOGY INC	3.33	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands Buffer.	3.02	No
418	30102	9	RADIATION TECHNOLOGY INC	8.08	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer.	4.37	No
419	30201	13	ROCKAWAY TOWNSHIP	0.34	No	Does not contribute to RDP. Located in Preservation Area. No EAs/FSSA access. Entirely constrained by C-1 Buffer.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
420	30201	2	CHURCH OF OUR LADY OF MT CARMEL	0.88	No	Does not contribute to RDP. Located in Preservation Area. No ROW access. Does not meet minimum area requirement due to environmental constraints: Steep Slopes, C-1 Buffer.	0.42	No
421	30201	21	ROCKAWAY TOWNSHIP	0.43	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	0.43	No
422	30201	22	ROCKAWAY TOWNSHIP	2.15	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Steep Slopes. Approximately 15,469.17 square feet is constrained.	1.79	No
423	30201	27	KRALL, SAM & JOAN F	5.50	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Does not have frontage along a ROW. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Stream/Buffer, Steep Slopes.	0.89	No
424	30201	38	WAGNER, DAVID F & JAMES A ETAL	9.78	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. No ROW access. Environmental constraints: Wetlands Buffer. Approximately 13,531.91 square feet is constrained.	9.47	No
425	30201	39.01	ROCKAWAY TOWNSHIP	6.78	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental Constraints: Wetlands/Buffer, C-1 Buffer. Approximately 85,875.25 square feet is constrained.	4.81	No
426	30201	39.02	ROCKAWAY TOWNSHIP	4.43	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental Constraints: Steep Slopes. Approximately 54,792.38 square feet is constrained.	3.18	No
427	30201	40	ROCKAWAY TOWNSHIP	0.97	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	0.97	No
428	30201	44	ROCKAWAY TOWNSHIP	0.22	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.22	No
429	30301	14	MACKENN, EUNICE ANN	0.10	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
430	30301	20	NOR-BU LODGE NO 427	0.35	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer.	0.00	No
431	30301	36	NOR-BU LODGE NO 427	0.34	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.34	No
432	30301	37	CANCELLIERE, SUSAN L % O'NEILL	0.49	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Does not meet minimum area requirement.	0.49	No
433	30301	4.01	LAKE TELEMAR COUNTRY CLUB	0.05	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.05	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
434	30304	14	NOR-BU LODGE NO 427	0.11	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Buffer.	0.00	No
435	30304	15	NOR-BU LODGE NO 427	0.11	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Buffer.	0.00	No
436	30304	16	LAKE TELEMARCK COUNTRY CLUB	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
437	30304	29	LAKE TELEMARCK COUNTRY CLUB	0.06	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
438	30304	29	LAKE TELEMARCK COUNTRY CLUB	0.06	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
439	30304	30	LAKE TELEMARCK COUNTRY CLUB	0.11	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
440	30304	30	LAKE TELEMARCK COUNTRY CLUB	0.11	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
441	30304	31	LAKE TELEMARCK COUNTRY CLUB	0.40	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
442	30304	33	LAKE TELEMARCK COUNTRY CLUB	0.49	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone, Steep Slopes.	0.00	No
443	30304	6	NAERIS, AINO MUERK & URMAS ALAR	0.26	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer associated with White Meadow Lake.	0.00	No
444	30306	4	ROCKAWAY TOWNSHIP	0.18	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: C-1 Stream/Buffer, 100 Year Flood Zone	0.00	No
445	30306	5	ROCKAWAY TOWNSHIP	0.21	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: C-1 Stream/Buffer, 100 Year Flood Zone	0.00	No
446	30307	7	CARLSON, HANS J & JUNE	0.23	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes, C-1 Buffer, Wetland Buffer.	0.02	No

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447	30308	5	LOTZ, EDYTHE JOY	0.16	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with White Meadow Lake.	0.00	No
448	30309	18	BAUMEISTER, ANN ESTATE	0.21	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
449	30309	22	HARRINGTON, TIMOTHY	0.39	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 3,602.53 square feet is constrained.	0.31	No
450	30310	8	BARCELONA, ISABEL C & DENNIS C	0.21	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.21	No
451	30401	1	LAKE TELEMAR COUNTRY CLUB	0.48	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, 100 Year Flood Zone.	0.00	No
452	30401	6	MARDEN, MICHAEL L	0.49	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. No EAS/FSSA access. Entirely constrained by C-1 Buffer, Wetlands Buffer, 100 Year Flood Zone	0.00	No
453	30402	13	KALAFSKI, KATHRYN	0.21	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.21	No
454	30402	28	REDLICH, THEODORE J	0.17	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 1,773.22 square feet is constrained.	0.13	No
455	30404	30	GRIFFITH-PRIDEAUX REAL CO % MARSHAL	0.43	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.43	No
456	30405	12.01	NOR-BU LODGE NO 427	0.11	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.11	No
457	30405	29	ROCKAWAY TOWNSHIP	0.26	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Steep Slopes. Approximately 7,989.90 square feet is constrained.	0.08	No
458	30405	7	MEYER, SALLY S	0.27	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Wetland Buffer, C-1 Buffer.	0.00	No
459	30406	12	KEIPER, WALTER S JR & A	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer. Approximately 303.03 square feet is constrained.	0.14	No

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460	30406	13	PASSERINI, ROCCO & MASON, JOANNE	0.14	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer. Approximately 1,087.55 square feet is constrained.	0.11	No
461	30406	8	RICALDE, JOSEPHINE	0.32	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.32	No
462	30407	12	UNKNOWN	0.02	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
463	30501	6.01	ROCKAWAY TOWNSHIP	0.92	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Wetlands Buffer. Approximately 22,809.42 square feet is constrained	0.39	No
464	30502	100	PETONAK, JOHN A & BELL, DENISE A	0.24	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.24	No
465	30502	103.01	MEEHAN, ROBERT F & LORRAINE E	0.17	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 30502 Lot 103.02 (common ownership), does not meet minimum area requirement.	0.17	No
466	30502	103.02	MEEHAN, ROBERT F & LORRAINE E	0.02	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 30502 Lot 103.01 (common ownership), does not meet minimum area requirement.	0.02	No
467	30502	105	GRIFFIN, SANDRA A	0.72	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 24,799.82 square feet is constrained.	0.15	No
468	30502	106	FUERTGES, KAREN % CHOVANEC, STEPHEN	0.70	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 6,771.97 square feet is constrained.	0.54	No
469	30502	12	DOLSKY, BETH L	0.14	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.14	No
470	30502	14	COLEMAN, GARY & KAREN A	0.14	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.14	No
471	30502	17	ROBORTACCIO, MICHAEL & JACLYN	0.16	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 5,539.29 square feet is constrained.	0.03	No
472	30502	19	COSTINE, SCOTT & HERRERA, NUZIA	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No

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473	30502	26	JENKINS, JOHN E & KIMBERLY	0.11	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 30502 Lot 9 (common ownership), does not meet minimum area requirement.	0.11	No
474	30502	32	BLUME, MELISSA D	0.28	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.28	No
475	30502	34	HOEVE, TORUNN TEN	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.15	No
476	30502	36	LADD, GREGORY N & DIANE S	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.15	No
477	30502	46	GORSKI, BRIAN & ALEXANDRA	0.16	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Nearly entirely constrained by Steep Slopes.	0.00	No
478	30502	49	DAVIDSON, MARK E	0.26	No	Does not contribute to RDP. Located in Preservation Area. When combined with Lot 49 (common ownership), does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer.	0.00	No
479	30502	50	DAVIDSON, MARK E	0.25	No	Does not contribute to RDP. Located in Preservation Area. When combined with Lot 49 (common ownership), does not meet minimum area requirement. Entirely constrained by Steep Slopes, C-1 Buffer.	0.00	No
480	30502	55	ANDERSEN, RAGNHILD	0.19	No	Does not contribute to RDP. Located in Pres Area. When combined with Block 30502 Lots 56, 57, and 58.01 (common ownership), doesn't meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
481	30502	56	ANDERSEN, RAGNHILD	0.21	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 30502 Lots 55, 57, and 58.01 (common ownership), does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
482	30502	57	ANDERSEN, RAGNHILD	0.25	No	Does not contribute to RDP. Located in Preservation Area. When combined with Lots 55, 56, and 58.01 (common ownership), does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
483	30502	58.01	ANDERSEN, RAGNHILD	0.15	No	Does not contribute to RDP. Located in Pres. Area. When combined with Block 30502 Lots 55, 56, and 57 (common ownership), does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
484	30502	62	SALBERG, ADAM & LISA	0.30	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.29	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
485	30502	7	JAFFE, SHOSHANA	0.13	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.13	No
486	30502	71	UNKNOWN	0.04	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.04	No
487	30502	74	HARBESON , CHRISTOPHER & JOAN	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.15	No
488	30502	76	MUELLER, CHARLES A & KELLY ANN	0.23	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.23	No
489	30502	78	JENKINS, JOHN E & KIMBERLY	0.18	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 30502 Lot 9 (common ownership), does not meet minimum area requirement.	0.18	No
490	30502	79	POWER, ADAM & MURPHY, TRACY	0.17	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.17	No
491	30502	80	GREGSON, JOHN D & JULIA H	0.17	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.17	No
492	30502	81	VROOMAN, KIM N & JUDITH H	0.17	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.17	No
493	30502	83	TUCK, DUNCAN & CAROL	0.21	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 2,786.94 square feet is constrained.	0.15	No
494	30502	85	BISCHER, GARY & UHLEMAN, LISA D	0.18	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 1,513.62 square feet is constrained.	0.15	No
495	30502	91	CAMPBELL, JOHN M	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.15	No
496	30502	96	BERRY, ANNE MARIE & DOUGLAS R	0.19	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.19	No
497	30503	10.01	JANKOWSKI, MARGARET	0.03	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
498	30503	11	JANKOWSKI, MARGARET	0.35	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer, Steep Slopes.	0.00	No
499	30503	14	JANKOWSKI, MARGARET	1.12	No	Does not contribute to RDP. Located in Preservation Area. Environmental constraints: C-1 Buffer, Steep Slopes. Approximately 41,881.71 square feet are constrained.	0.16	No
500	30504	7	BENES, STEPHEN J & TANIS, CINDY L	0.19	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.19	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
501	30505	16	EIDHAMMER, LILLIAN & CARLSEN, JOHN	0.13	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.13	No
502	30601	11	CZARNECKI, JOHN L	0.40	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
503	30601	15	UNKNOWN	0.06	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.06	No
504	30601	9	MASON, JOSEPH & ELEANOR	0.12	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
505	30602	2	DILLON, DOUGLAS M & TATIANA	0.32	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
506	30603	2	WIRTZ, KAREN LEE	0.34	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Steep Slopes.	0.00	No
507	30603	4	BANFIELD, JOHN A & SUSAN	0.08	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Steep Slopes, Wetland Buffer.	0.00	No
508	30701	34	FLYNN, BARBARA	2.62	No	Does not contribute to RDP. Located in Preservation Area. Completely constrained by Wetlands/Wetlands Buffer, C-1 Stream/Buffer, 100 Year Flood Zone.	0.00	No
509	30701	39.37	ROCKAWAY TOWNSHIP	5.07	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Steep Slopes, C-1 Buffer.	0.00	No
510	30701	43	TOWNSHIP OF ROCKAWAY	41.70	No	Does not contribute to RDP. Partially located in Preservation Area. Portion in Planning Area is located in Protection Zone. Environmental constraints: C-1 Stream/Buffer, Wetlands/Buffer, 100 YFZ, Slope	4.93	No
511	30701	43.01	ROCKAWAY TOWNSHIP	1.58	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: 100 Year Flood Zone, Wetlands/Buffer, C-1 Buffer.	0.00	No
512	30701	5	PALUBNIAK, JOHN	1.39	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by Wetlands/Wetlands Buffer.	0.00	No
513	30701	71	PALICIA, DEBORAH & FILIPPONE, R	0.14	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.14	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
514	30701	85	LIEBMAN, JACK & MABEL % WALDMAN	0.22	No	Does not contribute to RDP. Does not meet minimum area requirement.	0.22	No
515	30703	10	MC MANUS, JOHN & KIM M	0.89	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA Access. Environmental constraints: Steep Slopes.	0.00	No
516	30703	23	PERRAULT, BRENT & WENDY	0.21	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by Wetlands Buffer.	0.00	No
517	30801	12	CARLYON, ROBERT L & SANDRA M	2.20	No	Does not contribute to RDP. No EAS/FSSA access. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Stream/Buffer. Approximately 94,585.35 square feet is constrained.	0.03	No
518	30801	48	MERIDEN HEIGHTS HOA INC	24.90	No	Does not contribute to RDP. No EAS/FSSA access. Entirety of site is located in PZ. Dedicated open space.	0.00	No
519	30801	48.39	MERIDEN HEIGHTS HOA INC	12.44	No	Does not contribute to RDP. Dedicated open space for homeowners association.	0.00	No
520	30901	5	SEDEK, MICHAEL & KELLEY	1.38	No	Does not contribute to RDP. Roadway.	0.00	No
521	31001	12	JERSEY CITY DIV OF WATER % MUN UTIL	48.09	No	Does not contribute to RDP. Located in Preservation Area. Jersey City Division of Water and Municipal Utilities	0.00	No
522	31001	2	GRAY, GLEN S	2.03	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	2.03	No
523	31001	35	DECKER, KENNETH R	1.50	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	1.50	No
524	31001	8	PSEG SERVICES CORP % FIERRO, NANCY	3.82	No	Does not contribute to RDP. Located in Preservation Area. Does not have frontage along a ROW. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Stream/Buffer, Steep Slopes.	0.72	No
525	31101	11	KRALL, SAM & JOAN	0.42	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: C-1 Buffer, Wetland Buffer.	0.34	No
526	31101	19	ROCKAWAY TOWNSHIP	0.36	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Does not meet minimum area requirement. Environmental Constraints: Steep Slopes. Approximately 10,257.43 square feet is co	0.12	No
527	31101	26	DURKIN, ROBERT D & JUDITH L	2.57	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, Steep Slopes.	2.02	No
528	31101	55	SARAHS WOODS HOA	27.12	No	Does not contribute to RDP. Dedicated HOA open space.	0.00	No
529	31101	81.2	ROCKAWAY HILLS ASSOC INC	22.50	No	Does not contribute to RDP. Dedicated HOA common open space.	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
530	31102	81.21	ROCKAWAY HILLS ASSOCIATES, INC	3.11	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Steep Slopes, C-1 Buffer, Wetlands Buffer.	1.06	No
531	40001	1	LAKE END CORPORATION	350.07	No	Does not contribute to RDP. Located in Preservation Area. Green Pond Corporation common area. Contains Green Pond.	0.00	No
532	40101	20	GREEN POND MOUNTAIN CORP	0.37	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Does not meet minimum area requirement. Located on island. Entirely constrained.	0.00	No
533	40101	25	GREEN POND MOUNTAIN CORP	0.22	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Does not meet minimum area requirement. Located on island. Entirely constrained.	0.00	No
534	40101	26	GREEN POND MOUNTAIN CORP	0.24	No	Does not contribute to RDP. Located in Preservation Area. Located in Preservation Area. No EAS/FSSA access. Does not meet minimum area requirement. Located on island. Entirely constrained.	0.00	No
535	40201	11	GREEN POND MOUNTAIN CORP	0.13	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Nearly entirely constrained by Steep Slopes.	0.00	No
536	40201	12	WILSON, TOBY & AMELIA	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 1,448.18 square feet is constrained.	0.12	No
537	40201	54	GREEN POND MOUNTAIN CORP	0.12	No	Does not contribute to RDP. Located in Preservation Area. Green Pond Corps commonly owned property. No EAS/FSSA access.	0.00	No
538	40201	55	GREEN POND MOUNTAIN CORP	0.44	No	Does not contribute to RDP. Located in Preservation Area. Green Pond Corps commonly owned property. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: C-1 Buffer.	0.31	No
539	40201	56	GREEN POND MOUNTAIN CORP	0.59	No	Does not contribute to RDP. Located in Preservation Area. Green Pond Corps commonly owned property. No EAS/FSSA access. Environmental constraints: C-1 Buffer.	0.33	No
540	40201	60	GREEN POND MOUNTAIN CORP	15.14	No	Does not contribute to RDP. Green Pond Corps commonly owned property. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: C-1 Buffer, Steep Slopes.	10.68	No
541	40202	1	GREEN POND CORP	0.18	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
542	40308	24	HIN JUDITH	0.03	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.03	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
543	40309	9	DEVRIES, DORIS	0.09	No	Does not contribute to RDP. Located in Preservation Area. Entirely constrained by C-1 Buffer associated with Green Pond	0.09	No
544	40401	23	GILBERT, JAMES & KATHLEEN	0.40	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 247.01 square feet is constrained.	0.39	No
545	40401	24	BURCH, SCOTT & JOAN	0.29	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.29	No
546	40401	26	COLEMAN, WILLIAM & ROHREY, MARILYN	0.29	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.29	No
547	40401	32	GREEN POND MOUNTAIN CORP	0.07	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.07	No
548	40401	93	GREEN POND MOUNTAIN CORP	22.23	No	Does not contribute to RDP. Green Pond Corps commonly owned property. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: C-1 Buffer, Steep Slopes.	7.89	No
549	40402	14	GREEN POND MOUNTAIN CORP	0.66	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 21,102.21 square feet is constrained.	0.18	No
550	40402	15	GREEN POND MOUNTAIN CORP	1.34	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	1.34	No
551	40602	6	WHEELER, JOHN C & LOUISE M	0.32	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with Green Pond.	0.00	No
552	40603	8	HAMNER, CHARLES S & CHRISTINE M	0.65	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer associated with Green Pond.	0.00	No
553	40701	101	RILEY, RICHARD L	0.28	No	Does not contribute to RDP. Located in Preservation Area. When combined with Lots 102 and 103 (common ownership), does not meet minimum area requirement due to environmental constraints: Steep Slopes.	0.19	No
554	40701	102	RILEY, RICHARD L	0.29	No	Does not contribute to RDP. Located in Preservation Area. When combined with Lots 101 and 103 (common ownership), does not meet minimum area requirement due to environmental constraints: Steep Slopes.	0.13	No
555	40701	103	RILEY, RICHARD L	0.34	No	Does not contribute to RDP. Located in Preservation Area. When combined with Lots 101 and 102 (common ownership), does not meet minimum area requirement due to environmental constraints: Steep Slopes.	0.07	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
556	40701	104	KARLSEN, ROY	0.28	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Nearly entirely constrained by Steep Slopes.	0.01	No
557	40701	107	KMIEC, KENNETH & SYLVIA	0.54	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.54	No
558	40701	111	SIMMS, FRANK & LOMBARDI, CHRISTINE	1.62	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands Buffer, Steep Slopes. Approximately 42,720.24 square feet is constrained.	0.64	No
559	40701	112	ENHOLM, ROBERT W JR	1.11	No	Does not contribute to RDP. Located in Preservation Area. Entirely constrained by Wetlands/Wetlands Buffer, Steep Slopes.	0.00	No
560	40701	123	WATSON, BRUCE & SUSAN DEPAOLA-	0.42	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.42	No
561	40701	127	MATARAZZO, PATSY J & JUDITH ANN	0.37	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 30502 Lot 103.01 (common ownership), does not meet minimum area requirement.	0.37	No
562	40701	128	MATARAZZO, PATSY J & JUDITH ANN	0.25	No	Does not contribute to RDP. Located in Preservation Area. When combined Lot 103.01 (common ownership), does not meet minimum area requirement.	0.25	No
563	40701	131.01	UNKNOWN	0.14	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.14	No
564	40701	132	CYPRESS ESTATES HOA % BRENNAN, KIM	21.19	No	Does not contribute to RDP. Dedicated open space.	0.00	No
565	40701	132.16	CYPRESS ESTATES HOA % BRENNAN, KIM	4.90	No	Does not contribute to RDP. Located in Preservation Area. Dedicated open space for homeowners association.	0.00	No
566	40701	132.25	CYPRESS ESTATES HOA % BRENNAN, KIM	1.25	No	Does not contribute to RDP. Located in Preservation Area. Developed with a detention basin.	0.00	No
567	40701	146	HESELINK, MARK C	1.80	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands Buffer.	1.08	No
568	40701	147	HESELINK, MARK C	0.18	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Wetlands Buffer. Approximately 581.59 square feet is constrained.	0.17	No
569	40701	150	LINSKEY, BEVERLY S	0.92	No	Does not contribute to RDP. Located in Pres Area. When combined with Block 40701 Lots 151 and 152 (common ownership), does not meet minimum area requirement. Nearly entirely constrained by C-1 Buffer.	0.01	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
570	40701	151	LINSKEY, BEVERLY S	0.12	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 40701 Lots 150 and 152 (common ownership), does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
571	40701	152	LINSKEY, BEVERLY S	0.10	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 40701 Lots 150 and 151 (common ownership), does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
572	40701	153	FESTA, STEVEN & HOLLFELDER, JILL	0.10	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer	0.00	No
573	40701	21	RUNGE, JOHN	16.48	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: C-1 Stream/Buffer, Wetlands/Buffer.	0.99	No
574	40701	22	UNITED STATES OF AMERICA	4.94	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer.	0.00	No
575	40701	23	UNITED STATES OF AMERICA	1.38	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by C-1 Stream/Buffer, Wetlands/Buffer.	0.00	No
576	40701	27	GREEN POND MOUNTAIN CORP	122.29	No	Does not contribute to RDP. Located in Preservation Area. Green Pond Corps commonly owned property. No EAS/FSSA access. Environmental constraints: Steep Slopes, C-1 Buffer, Wetlands Buffer.	76.06	No
577	40701	28	GREEN POND MOUNTAIN CORP	3.71	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Steep Slopes.	2.68	No
578	40701	55	PACE, DAVID A & JOAN M	1.01	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Entirely constrained by Wetlands Buffer, C-1 Stream/Buffer.	0.00	No
579	40701	65	BOSTEDO, HARRY L & MARILYN	0.67	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 6,825.35 square feet is constrained.	0.52	No
580	40701	78	GOODERMOTE, CHRISTINE W	0.38	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.38	No
581	40701	84	PIVEC, WOLFGANG G	6.27	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Buffer. Approximately 261,968.05 is constrained.	0.26	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
582	40701	91	WGG HELLER INVEST 2 LLC	119.09	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, C-1 Buffer, Steep Slopes	74.30	No
583	40701	96	SCHOLZ, ADELHEID A	0.34	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 40701 Lot 97 (common ownership), does not meet minimum area requirement.	0.34	No
584	40701	97	SCHOLZ, ADELHEID A	0.33	No	Does not contribute to RDP. Located in Preservation Area. When combined with Block 40701 Lot 96 (common ownership), does not meet minimum area requirement. No EAS/FSSA access.	0.33	No
585	40701	99	CUDILO, JOHN & SEEBECK, NANCY	0.33	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.33	No
586	40702	8	WILSON, HARRY	0.66	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Entirely constrained by C-1 Buffer.	0.00	No
587	40703	11	ROCKAWAY TOWNSHIP	1.11	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer. Approximately 23,804.90 square feet is constrained.	0.57	No
588	40703	3	TINNEY, CHRISTINA	1.85	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands buffer.	1.62	No
589	40703	6	PELHAM, LARRY & RUTHANNE	2.15	No	Does not contribute to RDP. Located in Preservation Area. Inadequate lot geometry. Former ROW.	1.57	No
590	40703	7	ROCKAWAY TOWNSHIP	1.21	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer. Approximately 11,988.78 square feet is constrained.	0.94	No
591	40703	8	RUNGE, JOHN	0.68	No	Does not contribute to RDP. Located in Preservation Area. Common ownership with adjoining Lot 9. No EAS/FSSA access.	0.68	No
592	40703	9	RUNGE, JOHN	1.94	No	Does not contribute to RDP. Located in Preservation Area. Common ownership with adjoining Lot 8. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands Buffer.	1.84	No
593	40801	106	KROL, RICHARD J & RAFFAELA M	0.40	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Wetlands Buffer. Approximately 5,316.39 square feet is constrained.	0.28	No
594	40801	109	TORNQUIST, CYNTHIA LEIGH	2.31	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Does not have ROW frontage.	2.31	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
595	40801	112	BONFIGLIO, PEGGY	0.81	No	Does not contribute to RDP. Located in Preservation Area. Common ownership with adjoining Lots 113 and 114. No EAS/FSSA access. Environmental constraints: Wetlands Buffer.	0.75	No
596	40801	113	BONFIGLIO, PEGGY	0.69	No	Does not contribute to RDP. Located in Preservation Area. Common ownership with adjoining Lots 112 and 114. No EAS/FSSA access. Environmental constraints: Wetlands Buffer.	0.59	No
597	40801	114	BONFIGLIO, PEGGY	1.18	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Common ownership with adjoining Lots 112 and 113. Environmental constraints: Wetlands Buffer.	1.18	No
598	40801	115	KAMMERER, EILEEN	0.91	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Common ownership with Lots 117 and 119.	0.91	No
599	40801	117	KAMMERER, EILEEN	0.88	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Common ownership with Lots 115 and 119.	0.88	No
600	40801	119	KAMMERER, EILEEN	0.50	No	Does not contribute to RDP. Located in Preservation Area. Common ownership with Lots 115 and 117. No EAS/FSSA access.	0.50	No
601	40801	124	MC DONALD, DALE	2.36	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Wetlands Buffer. Approximately 87,209.02 square feet is constrained.	0.36	No
602	40801	142.06	SENECA WOODS HOA INC	6.07	No	Does not contribute to RDP. Located in Preservation Area. Stormwater management for subdivision development.	0.00	No
603	40801	17	MULLER, MATTHEW & SHANNON	31.17	No	Does not contribute to RDP. Located in Preservation Area. No Access to ROW. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Stream/Buffer, Steep Slopes.	16.61	No
604	40801	24	O'DONNELL, KEVIN & MONICA	0.99	No	Does not contribute to RDP. Located in Preservation Area. Entirely constrained by Wetlands, Wetlands Buffer, C-1 Stream/Buffer.	0.00	No
605	40801	35	GREEN POND CORP	6.13	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Green Pond Corp. property used as roadway.	0.00	No
606	40801	4	RAO, G U	3.34	No	Does not contribute to RDP. Located in Preservation Area. Completely constrained by Wetlands/Wetlands Buffer, C-1 Stream/Buffer.	0.00	No
607	40801	49	TOBAYGO, PHILLIP	0.24	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 5,638.48 square feet is constrained.	0.11	No
608	40801	57	KARLSEN, ROY & MCCAULEY, SUSAN E	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Steep Slopes. Approximately 4,064.07 square feet is constrained.	0.06	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
609	40801	65	KELLER, JEANNIE/BONSIGNORE, ANTHONY	0.26	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.26	No
610	40801	69.01	ALNAZ CORPORATION	0.53	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.53	No
611	40801	78	MAROGI, MAHA	23.44	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Steep Slopes.	23.44	No
612	40801	83	POND REALTY % FENIX	1.76	FSSA	Does not contribute to RDP. Located in Preservation Area. Common area for Green Pond Mews development. Partially developed.	1.76	No
613	40801	85	CITY OF NEWARK C/O NEWARK WATERSHED	1.89	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
614	40801	91	MAROGI, MAHA	32.99	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer	31.01	No
615	40801	99	CAVAGNARO, TERESA M	0.41	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.41	No
616	40901	1	GREEN POND MOUNTAIN CORP	61.18	No	Does not contribute to RDP. Located in Preservation Area. Green Pond Corp. owned property. No EAS/FSSA access. Contains access easements. Environmental constraints: Wetlands/Buffer	59.82	No
617	40901	10	CITY OF NEWARK C/O NEWARK WATERSHED	123.38	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
618	40901	14	CITY OF NEWARK C/O NEWARK WATERSHED	5.42	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
619	40901	16	CITY OF NEWARK C/O NEWARK WATERSHED	4.19	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
620	40901	27	CITY OF NEWARK C/O NEWARK WATERSHED	40.62	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
621	40901	3	GREEN POND BIBLE CHAPEL % TANIS, J	32.41	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, C-1 Stream/Buffer.	20.66	No
622	40901	4	GREEN POND MOUNTAIN CORP	13.87	No	Does not contribute to RDP. Green Pond Corps commonly owned property. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer.	12.06	No
623	50001	1	JERSEY CITY DIV OF WATER % MUN UTIL	700.34	No	Does not contribute to RDP. Located in Preservation Area. Jersey City Division of Water and Municipal Utilities	0.00	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
624	50001	11	LARBALESTRIER, MARK	0.75	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement. Environmental constraints: Wetlands Buffer. Approximately 27,253.37 square feet is constrained.	0.13	No
625	50001	15	CITY OF NEWARK C/O NEWARK WATERSHED	533.25	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
626	50001	17	CITY OF NEWARK C/O NEWARK WATERSHED	44.89	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
627	50001	6	PATRIOTS PATH COUNCIL BSA	25.20	No	Does not contribute to RDP Analysis. Identified by OSRP as nonprofit camp with State Conservation Easement.	0.00	No
628	50003	22	CITY OF NEWARK C/O NEWARK WATERSHED	93.97	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
629	50003	3	GRANT, JOHN & LOIS	2.05	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Buffer. Approximately 32,530.65 is constrained.	0.75	No
630	50003	8.01	FELTS, PATRICIA E	2.39	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	2.39	No
631	50101	11	STATE OF NJ DEP	21.66	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental Constraints: Wetlands/Buffer, C-1 Stream/Buffer, Steep Slopes. Approximately 533,782.75 square feet is const	9.41	No
632	50101	21.02	BAYONNE SCOUT ENDOWMENT, INC	1.76	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	1.76	No
633	50101	29	WOLOSKY, JESSE	6.14	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	6.14	No
634	50101	31	ULVERSOY, HARRIET	0.86	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	0.86	No
635	50101	36	WOLOSKY, JESSE	1.81	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	1.81	No
636	50101	6	FUCETOLA, DIANE	0.15	No	Does not contribute to RDP. Located in Preservation Area. Does not meet minimum area requirement.	0.15	No
637	50102	10	LUND, NANCY	1.93	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Wetlands Buffer, C-1 Buffer. Approximately 77,884.80 square feet is constrained.	0.14	No
638	60001	11.03	MOL, TROY & AILEEN	8.40	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access.	8.40	No

ID	Block	Lot	Owner	Area (ac)	Wastewater Access	Comments	Developable Area	Contributes to RDP?
639	60001	2	CITY OF NEWARK C/O NEWARK WATERSHED	130.67	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
640	60001	20	CITY OF NEWARK C/O NEWARK WATERSHED	19.91	No	Does not contribute to RDP. City of Newark Watershed.	0.00	No
641	60001	21	CITY OF NEWARK C/O NEWARK WATERSHED	985.52	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
642	60001	23	CITY OF NEWARK C/O NEWARK WATERSHED	237.74	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
643	60001	24	CITY OF NEWARK C/O NEWARK WATERSHED	42.90	No	Does not contribute to RDP. Located in Preservation Area. City of Newark Watershed.	0.00	No
644	60101	29	HLADKY, GUY T & DAWN E	9.96	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, C-1 Stream/Buffer.	1.34	No
645	60101	9.01	UNKNOWN	1.60	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Wetland Buffers. Approximately 64,752.65 square feet is constrained.	0.11	No
646	70001	2.01	DOLAND, K % SZCZYGLOWSKI, SOPHIA	32.74	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. Environmental constraints: Wetlands/Buffer, Steep Slopes.	9.80	No
647	70001	5	ROCKAWAY TOWNSHIP	179.58	No	Does not contribute to RDP. Located in Preservation Area. No EAS/FSSA access. No ROW access. Environmental constraints: Steep Slopes. Approximately 5570,143.20 is constrained.	51.70	No

## Step 2: Revised RDP for Specific Properties Identified by FSHC

Following the Township's initial VLA and RDP calculation, FSHC requested that a revised VLA and RDP calculation be conducted for specific properties which are identified in the following table. Pursuant to that request, this updated VLA excluded environmental buffers associated with wetland areas and category-one streams, as well as any Highlands regulatory controls.

As shown, the properties contained in the following table generate realistic development potential of 1,284 total units, including two hundred and twenty (220) affordable units. When added with Step 1, this increases the Township's RDP to **two hundred and thirty-seven (237) affordable units**.

Table 4: Exhibit B Vacant Land Adjustment and Realistic Development Potential

ID	Block	Lot	Property Location	Owner	Area (ac)	Comments	Developable Area (ac)	Contributes to RDP?	Density (du/ac)	Total Units	Affordable Units
2	10002	1	RICHARD MINE RD	ROCKAWAY TOWNSHIP	58.93	Environmental Constraints: Wetlands, C-1 Stream, 100-Year Flood Hazard Area, Steep Slopes. Approximately 14.88 acres are constrained.	44.04	Yes	6	264	53
3	10002	2	RICHARD MINE RD	BREEN CAPITAL HOLDING%TAX SERV, LLC	25.73	Environmental Constraints: Wetlands, 100-Year Flood Hazard Area, Steep Slopes. Approximately 6.93 acres are constrained.	18.79	Yes	6	112	23
19	10301	18.02	SWEDE MINE RD	KENNEY, JOHN JR & MARGARET	4.60	Environmental Constraints: Steep Slopes. Approximately 0.82 acres are constrained.	3.77	Yes	6	22	5
53	10801	32	MT PLEASANT AVE	ROCKAWAY TOWNSHIP	10.05	Environmental Constraints: Wetlands. Approximately 3.61 acres are constrained.	6.43	No. The property contains a reversion clause using the land for municipal purposes only.	n/a	0	0

ID	Block	Lot	Property Location	Owner	Area (ac)	Comments	Developable Area (ac)	Contributes to RDP?	Density (du/ac)	Total Units	Affordable Units
67	10802	34.06	20 HEATHER COURT	PALMAR ASSOCIATES, LLC	4.10	Owned by Parlmar Associates. Environmental Constraints: Steep Slopes. Approximately 2.61 acres are constrained.	1.49	Yes	6	8	2
87	11112	30	FLEETWOOD DR	BOARD OF EDUCATION TWP OF RKWY	16.40	Environmental Constraints: Wetlands, Steep Slopes. Approximately 2.74 acres are constrained.	13.66	Yes	6	82	17
94	11116	42	MT HOPE AVE	MAKOR INC	33.07	Environmental Constraints: Wetlands, Steep Slopes. Approximately 4.75 acres are constrained.	28.32	Yes	6	169	34
125	11401	44	MT HOPE AVE	ROCKAWAY TOWNSHIP	2.95	Environmental Constraints: Wetlands, C-1 Stream, Steep Slopes. Approximately 0.69 acres are constrained.	2.25	Yes	Approx. 5	15	3

ID	Block	Lot	Property Location	Owner	Area (ac)	Comments	Developable Area (ac)	Contributes to RDP?	Density (du/ac)	Total Units	Affordable Units
130	11403	14	RICHARD MINE RD	RED OAK SERVICING CO LLC	26.28	Environmental Constraints: Wetlands, C-1 Stream, 100-Year Flood Hazard Area, Steep Slopes. Approximately 17.16 acres are constrained.	9.11	Yes	6	54	11
150	11409	2	31 TEABO RD	RICHARD MINE ESTATES INC	7.28	Previously approved with Block 11408 Lot 2 for 9 lots, including 2 affordable units. Environmental Constraints: Steep Slopes. Approximately 2.42 acres are constrained.	4.85	Yes	N/A	9	2
265	21201	46	ERIE AVE	WHITE MEADOW LK COUNTRY CLUB	50.33	In common ownership with Block 21201 Lots 138 and 139. Environmental Constraints: Wetlands, Steep Slopes. Approximately 36.87 acres are constrained.	13.46	No. Property is owned by an HOA.	n/a	0	0
376	22102	1	GREEN POND RD	CLIMAX, LLC	3.14	Environmental Constraints: Wetlands. Approximately 0.21 acres are constrained.	2.93	Yes	6	17	4

ID	Block	Lot	Property Location	Owner	Area (ac)	Comments	Developable Area (ac)	Contributes to RDP?	Density (du/ac)	Total Units	Affordable Units
377	22102	5.02	15 GREEN POND RD	KETUN LLC % ANA MANAGEMENT	4.26	Environmental Constraints: Wetlands, Steep Slopes. Approximately 2.04 acres are constrained.	2.22	Yes	6	25	5
397	22401	3.06	700 COMMONS WAY	MORRIS COMMONS LLC	25.45	Part of the Morris Commons Development. Will generate 52 total credits of affordable housing.	20.84	Yes	7.65	345	52
398	22401	3.07	600 COMMONS WAY	MORRIS COMMONS LLC	19.73	Part of the Morris Commons Development. Will generate 52 total credits of affordable housing.	12.53	Yes			
518	30801	48	3 TIMBER TRL	MERIDEN HEIGHTS HOA INC	24.90	Environmental Constraints: Wetlands, C-1 Stream, Steep Slopes. Approximately 9.60 acres are constrained.	15.30	No. Property is owned by a HOA and is preserved as open space.	n/a	0	0
n/a	10802	33.01, 34.01-34.06	HEATHER COURT	PALMAR ASSOCIATES, LLC		RDP based upon a conceptual site layout prepared by Matarazzo Engineering, LLC, dated October 21, 2019. Forty-three (43) affordable units were included in the concept plan, of which nine (9) were to be reserved as affordable.				43	9
Totals										1,165	220

### Step 3: Accounting for Morris Commons

The next step in calculating the Township’s RDP is to account for those credits generated by the Morris Commons development. This is necessary in order to accommodate for the Morris Commons site in Step 4 as described below, which calculates a twenty percent (20%) set-aside based upon the total number of units/bedrooms to be generated for the Township’s prospective round obligation.

Morris Commons accounts for fifty-four (52) credits. This subsequently and temporarily reduces the Township’s RDP from two hundred and thirty-seven (237) affordable units to **one hundred and eighty-five (185) affordable units**.

Nevertheless, as shown in the following step, the RDP which would have been generated by a typical twenty percent (20%) set-aside for Morris Commons will be factored back into the Township’s RDP.

### Step 4: Twenty Percent Set-Aside for Previous Components

The final step is to calculate a twenty percent (20%) set-aside based upon the total number of units/bedrooms to be generated for the Township’s prospective round obligation. These components are identified below.

Table 5: Previously Proposed Components (Not Accounted for in Table 2)

Plan Component	Total Units/Bedrooms	Status
Morris Commons	345	Approved
The Hills by Lennar	142	Approved
Sanders Road	10	Completed
Mine Hill Properties	9	Approved
Allegro Group Home (B 21005 L 2)	4	Completed
Allies, Inc. (B 10715 L 23)	4	Completed
Habitat for Humanity (Block 21102 Lots 43-45)	2	Proposed
Total	516	

As shown, a total of five hundred and sixteen (516) total units/bedrooms is proposed for the prospective round obligation. After applying a twenty-percent (20%) set-aside, these components generate a RDP of one hundred and four (104) affordable units.

When added to the affordable housing RDP calculated in the previous steps, the Township’s RDP would be adjusted to **two hundred and eight-nine (289) affordable units**.



## EXHIBIT B: UNMET NEED OVERLAY ZONES

The following exhibit provides a description of the overlay zoning districts to be adopted by the Township to address its unmet need of two hundred and twenty-nine (229) units.

Table 1 below provides a summary of these overlay zoning districts. As shown, these districts have the potential to create one hundred and fifty-three (153) total units, including **thirty-two (32) affordable units**.

Table 1: Overlay Zoning Districts

Overlay Zone	Area (ac)	Density (du/ac)	Total Units	Affordable Units
1: Block 11116 Lot 43	0.85	12	10	2
2: Block 11501 Lot 39	5.65	12	67	14
3: Pawnee Avenue Corridor	1.35	15	20	4
4: Route 46/Highlands Ave	3.71	15	56	12
Total			153	32

## Overlay 1: Block 11116 Lot 43

Acres	Wastewater	Environmental Constraints	Developable Area (ac)	Density (du/ac)	Units	Affordable Units
0.85	ESSA	Wetland Buffers	0.32	12	10	2

Block 11116 Lot 43 is located in the southerly portion of the Township, near the intersection of Mount Hope Ave and Mount Pleasant Ave. It is presently developed with a vacant former day care center. Surrounding land uses consist of: vacant land to the north; single-family dwellings to the east; commercial uses, a gas station, and the Boulders multifamily development to the south; and the Rockaway Townsquare Mall and the Townsquare Village multifamily development to the west.

The Township will adopt an overlay zoning ordinance for this site which will permit a density of twelve (12) units per acre. This will potentially enable the site to accommodate a total of ten (10) units, including two (2) affordable units.



Map 1: Block 11116 Lot 43, Looking North (Note: Lot Lines Approximate)

## Overlay 2: Block 11501 Lot 39

Acres	Wastewater	Environmental Constraints	Developable Area (ac)	Density (du/ac)	Units	Affordable Units
5.65	FSSA	Wetlands/Wetland Buffers, Steep Slopes	3.52	12	67	14

Block 11501 Lot 39 is located in the southwesterly portion of the Township, near the intersection of Route 15 and Hawk Drive. It is presently developed with a landscaping business/nursery. Surrounding land uses consist of: Picatinny Arsenal to the north and east; and the Pondview multifamily development to the south and west.

The site has access to a FSSA, is located in the Planning Area, and is located within an Existing Community Zone.

The Township will adopt an overlay zoning ordinance for this site which will permit a density of twelve (12) units per acre. This will potentially enable the site to accommodate a total of sixty-seven (67) units, including fourteen (14) affordable units.



Map 2: Block 11501 Lot 39, Looking West (Note: Lot Lines Approximate)

## Overlay 3: Pawnee Avenue Corridor

Block	Lot	Acres	Wastewater	Environmental Constraints	Developable Area (ac)	Density (du/ac)	Units	Affordable Units
21502	7	0.47	ESSA & FSSA	C-1 Buffer, Steep Slopes	0.07			
	9	0.07	No	C-1 Buffer, Steep Slopes	0.01			
	11	0.07	No	C-1 Buffer, Steep Slopes	0.01			
	12	0.03	No	Steep Slopes	0.01			
	14	0.14	ESSA	Steep Slopes	0.09			
	19	0.22	ESSA	C-1 Buffer, Steep Slopes	0.08			
	20	0.14	ESSA & FSSA	C-1 Buffer, Steep Slopes	0.04			
	21	0.07	ESSA	C-1 Buffer, Steep Slopes	0.00			
	22	0.14	FSSA	C-1 Buffer, Steep Slopes	0.00			
Total		1.35			0.31	15	20	4

The Pawnee Avenue corridor is located in the easterly portion of the Township, within the White Meadow Community. It is presently developed with a variety of different commercial land uses, as well as vacant buildings and vacant lots. Surrounding land uses consist of: vacant lands and residential properties to the north; White Meadow Lake Company #5, a house of worship, and single-family dwellings to the east; townhouses and two-family dwellings to the south; and a house of worship, townhouse development, commercial uses, and single-family dwellings to the northwest.

This area has access to an ESSA and FSSA and proximity to nearby commercial uses as well as nearby multifamily developments.

The Township will adopt an overlay zoning ordinance for this site which will permit a density of fifteen (15) units per acre. This will potentially enable the site to accommodate a total of twenty (20) units, including four (4) affordable units.



Map 3: Pawnee Avenue Corridor (Note: Boundary Lines Approximate)

## Overlay 4: Route 46/Highlands Avenue

The Route 46/Highlands Avenue site is located in the southeasterly corner of the Township, near the corner of Route 46 and Highland Avenue. It is comprised of four (4) separate properties which are identified by municipal tax records as Block 10303 Lots 14, 15, 16, and 17. The majority of the site is utilized as a parking lot for an auto sales establishment. Lot 14 is developed with a small retail building.

The site is located within Planning Area I (Metropolitan). It is predominantly free of any environmental constraints and is served by both water and sewer facilities. Surrounding land uses consist of commercial uses to the north, west, and south, as well as a 110-unit multi-family residential development to the immediate north.

The Township will adopt an overlay zoning ordinance for this site which will permit a density of fifteen (15) units per acre. This will potentially enable the site to accommodate a total of fifty-six (56) total units including twelve (12) affordable units.



Map 4: Route 46/Highlands Avenue Site

Keli (ROCK-2226)  
Consent Order-Income Limits  
040418  
043018

Keli L. Gallo, Esq. - ID No. 017672000  
**THE BUZAK LAW GROUP, LLC**  
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150 River Road, Suite N-4  
Montville, New Jersey 07045  
(973) 335-0600  
Attorneys for Defendants Township of Rockaway  
and Township of Rockaway Planning Board

**FILED**  
**JUN 19 2018**  
Maryann L. Nergaard  
J.S.C.

MORRIS COMMONS, LLC, a New  
Jersey limited liability company,

Plaintiff,

v.

TOWNSHIP OF ROCKAWAY and  
TOWNSHIP OF ROCKAWAY  
PLANNING BOARD,

Defendants.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION - MORRIS COUNTY

DOCKET NO. MRS-L-3271-07

CIVIL ACTION

**CONSENT ORDER**

THIS MATTER having come before the Court via Complaint filed by the Plaintiff against the Defendants Township of Rockaway and Township of Rockaway Planning Board (collectively, "Township") challenging the Township's satisfaction of its affordable housing obligation, among other things; and the parties to this matter recognizing that an important function historically performed by the Council on Affordable Housing ("COAH") is setting income limits for each of the COAH housing regions, which are used to determine eligibility for affordable housing, and setting rent increases for existing affordable housing; and COAH having not published income limits or rent increases since 2014; and the Court finding it necessary to

establish income limits and rent increase information to comply with the directives of the Fair Housing Act, and to more generally ensure the implementation of municipalities' constitutional obligations through the availability of existing affordable housing and new affordable housing constructed pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) ("Mount Laurel IV"); and Mount Laurel IV having directed trial courts to adhere to the First and Second Round rules and aspects to the two earlier versions of the Third Round rules that were not found invalid by the appellate courts; and the parties and Court thus having deemed it appropriate to establish income limits and rent increases based on COAH's methodology for setting such income limits and rent increases, and to empower municipalities to update such income limits and rent increases on an annual basis themselves based on the process historically used by COAH;

IT IS on this 19<sup>th</sup> day of June, 2018 ORDERED as follows:

1. Income limits for all affordable housing units located in the Township, and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1, shall be updated by the Township annually within 60 days of the publication of determinations of median income by HUD as follows:

(a) Regional income limits shall be established for the region that the Township is located within (i.e. Region 2) based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the County according to the most recent decennial Census. The resulting product for each County within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in the Township's housing region. This quotient represents the regional

weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.

(b) The income limits attached hereto are the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for FY 2017, and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.

(c) The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.

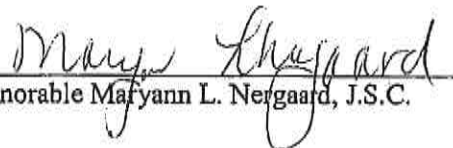
2. In establishing sale prices and rents of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC, utilizing the regional income limits established pursuant to the process defined above:

(a) The resale prices of owner-occupied low- and moderate- income units may increase annually based on the percentage increase in the regional median income limit for each housing region determined pursuant to paragraph 1 above.

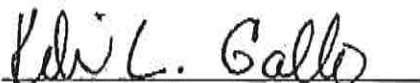
(b) The rent levels of very-low, low and moderate-income units may be increased annually based on the percentage increase in the Housing Consumer Price Index for the Northeast Urban Area, upon its publication for the prior calendar year. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low income housing tax credit regulations shall be indexed pursuant to the regulations governing low income housing tax credits.


3. A copy of the within Order shall be served upon all parties on the Service List within \_\_\_\_\_ days from the date of entry of this Order.

4. This Order is being entered to facilitate the establishment of up to date limits on income, rental increases and sales price increases related to the administration of affordable units and programs and is without prejudice to any party challenging the methodology or its basis in the future.

  
Honorable Maryann L. Nergaard, J.S.C.

I agree with the above Form of Order

  
Keli L. Gallo, Esq.  
Attorney for Defendants Township  
of Rockaway and Township of  
Rockaway Planning Board

  
Kevin Walsh, Esq. 6/7/2018  
Attorney for Fair Share Housing Center  
(Fair Share Housing Center is an "Interested  
Party" as that term is defined in In the  
Matter of the Adoption of N.J.A.C. 5:96  
and 5:97, 221 N.J. 1 (2015) and has  
not intervened in this matter.)

Richard Berger, Esq.  
Attorney for Plaintiff, Morris Commons, LLC

(b) The rent levels of very-low, low and moderate-income units may be increased annually based on the percentage increase in the Housing Consumer Price Index for the Northeast Urban Area, upon its publication for the prior calendar year. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low income housing tax credit regulations shall be indexed pursuant to the regulations governing low income housing tax credits.

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\_\_\_\_\_  
Honorable Maryann L. Nergaard, J.S.C.

I agree with the above Form of Order

\_\_\_\_\_  
Keli L. Gallo, Esq.  
Attorney for Defendants Township  
of Rockaway and Township of  
Rockaway Planning Board

\_\_\_\_\_  
Kevin Walsh, Esq.  
Attorney for Fair Share Housing Center  
(Fair Share Housing Center is an "Interested  
Party" as that term is defined in In the  
Matter of the Adoption of N.J.A.C. 5:96  
and 5:97, 221 N.J. 1 (2015) and has  
not intervened in this matter.)

*Richard A. Berger*  
\_\_\_\_\_  
Richard Berger, Esq.  
Attorney for Plaintiff, Morris Commons, LLC

Prepared by Affordable Housing Professionals of New Jersey (AHPNJ) - June 2017  
**2017 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE**

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on AHPNJ.org

	1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase Rents** Soles***	Regional Asset Limit****
Region 1												
Median	\$60,271	\$64,576	\$68,882	\$77,492	\$86,102	\$89,546	\$92,990	\$99,878	\$106,766	\$113,655		
Moderate	\$48,217	\$51,661	\$55,105	\$61,993	\$68,882	\$71,637	\$74,392	\$79,903	\$85,413	\$90,924	1.7%	\$166,493
Low	\$30,136	\$32,288	\$34,441	\$38,746	\$43,051	\$44,773	\$46,495	\$49,939	\$53,383	\$56,827	1.99%	
Very Low	\$18,081	\$19,373	\$20,664	\$23,248	\$25,831	\$26,864	\$27,897	\$29,963	\$32,030	\$34,096		
Region 2												
Median	\$65,953	\$70,663	\$75,374	\$84,796	\$94,218	\$97,987	\$101,757	\$109,993	\$116,830	\$124,368		
Moderate	\$52,762	\$56,531	\$60,299	\$67,837	\$75,374	\$78,389	\$81,404	\$87,434	\$93,464	\$99,494	1.7%	\$180,756
Low	\$32,976	\$35,332	\$37,687	\$42,398	\$47,109	\$48,993	\$50,878	\$54,646	\$58,415	\$62,184	3.25%	
Very Low	\$19,786	\$21,199	\$22,612	\$25,489	\$28,285	\$29,396	\$30,527	\$32,788	\$35,049	\$37,310		
Region 3												
Median	\$73,780	\$79,050	\$84,320	\$94,860	\$105,400	\$109,615	\$113,832	\$122,264	\$130,696	\$139,128		
Moderate	\$59,024	\$63,240	\$67,456	\$75,888	\$84,320	\$87,693	\$91,066	\$97,811	\$104,557	\$111,302	1.7%	\$200,698
Low	\$36,890	\$39,525	\$42,160	\$47,430	\$52,700	\$54,808	\$56,916	\$61,332	\$65,748	\$69,564	0.38%	
Very Low	\$22,134	\$23,715	\$25,296	\$28,458	\$31,620	\$32,885	\$34,150	\$36,679	\$39,209	\$41,738		
Region 4												
Median	\$66,022	\$70,738	\$75,454	\$84,885	\$94,317	\$98,090	\$101,862	\$109,408	\$116,953	\$124,498		
Moderate	\$52,817	\$56,590	\$60,363	\$67,908	\$75,454	\$78,472	\$81,490	\$87,526	\$93,562	\$99,599	1.7%	\$177,413
Low	\$33,011	\$35,369	\$37,727	\$42,443	\$47,158	\$48,045	\$50,931	\$54,704	\$58,476	\$62,249	1.59%	
Very Low	\$19,807	\$21,221	\$22,635	\$25,466	\$28,295	\$29,427	\$30,559	\$32,822	\$35,086	\$37,349		
Region 5												
Median	\$58,240	\$62,400	\$66,560	\$74,880	\$83,200	\$86,528	\$89,856	\$96,512	\$103,168	\$109,824		
Moderate	\$46,592	\$49,920	\$53,248	\$59,904	\$66,560	\$69,222	\$71,885	\$77,210	\$82,534	\$87,859	1.7%	\$154,194
Low	\$29,120	\$31,200	\$33,280	\$37,440	\$41,600	\$43,264	\$44,928	\$48,256	\$51,584	\$54,912	2.09%	
Very Low	\$17,472	\$18,720	\$19,968	\$22,464	\$24,960	\$25,958	\$26,957	\$28,954	\$30,950	\$32,947		
Region 6												
Median	\$51,085	\$54,734	\$58,383	\$65,681	\$72,979	\$75,898	\$78,817	\$84,655	\$90,494	\$96,332		
Moderate	\$40,868	\$43,787	\$46,706	\$52,545	\$58,383	\$60,718	\$63,054	\$67,724	\$72,395	\$77,066	1.7%	\$136,680
Low	\$25,543	\$27,367	\$29,192	\$32,840	\$36,489	\$37,949	\$39,409	\$42,328	\$45,247	\$48,166	0.00%	
Very Low	\$15,326	\$16,420	\$17,515	\$19,704	\$21,894	\$22,769	\$23,645	\$25,397	\$27,148	\$28,900		

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

\* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

\*\* This column is used for calculating the pricing for rent increases for units as per N.J.A.C. 5:97-9.3. The increase for 2016 is 1.1%, and the increase for 2017 is 1.7% (Consumer Price Index for All Urban Consumers (CPI-U); Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2016 may increase rent by up to the applicable combined percentage from their last rental increase for that unit. In no case can rent for any particular apartment be increased more than one time per year.

\*\*\* This column is used for calculating the pricing for resale increases for units as per N.J.A.C. 5:97-9.3. As per 5:97-9.3(b), The price of owner-occupied low and moderate income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

\*\*\*\* Low income tax credit developments may increase based on the low income tax credit regulations.

\*\*\*\*\* The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)(3).

Note: Since the Regional Income Limits for Region 6 in 2016 were higher than the 2017 calculations, the 2016 income limits will remain in force for 2017. See N.J.A.C. 5:97-9.2(c).