

Superior Court of New Jersey
Middlesex County Courthouse
56 Paterson Street
New Brunswick, NJ 08903

FILED

MAY 08 2015

JUDGE DOUGLAS K. WOLFSON

SOUTH BRUNSWICK CENTER, LLC

V.

**MAYOR AND MUNICIPAL COUNCIL
OF THE TOWNSHIP OF SOUTH
BRUNSWICK IN THEIR OFFICIAL
CAPACITIES; TOWNSHIP OF SOUTH
BRUNSWICK; PLANNING BOARD OF
TOWNSHIP OF SOUTH BRUNSWICK**

**SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – Middlesex County
Docket No. MID-L-3669-14**

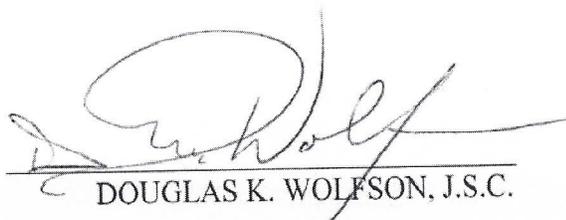
CASE MANAGEMENT ORDER

THIS MATTER having come before the Court for a case management conference on May 8, 2015, and counsel for each party having attended the conference, with the Special Master Christine Nazzaro-Cofone also present, and for good cause shown,

IT IS on this 8th day of May, 2015,

ORDERED THAT:

1. The Township, if it chooses to file a declaratory action for immunity from builder's remedy litigations, shall do so on or before July 8, 2015;
2. The Special Master shall confer with both parties, jointly and/or separately as she deems appropriate, to discuss and work out whatever issues remain active prior to finalizing her final report, which shall be served upon on all counsel and the Court on or before June 5, 2015;
3. The parties and Special Master shall reconvene for a Case Management Conference on June 19, 2015 at 10:00 AM, at which time the parties shall be prepared to discuss their responses to said report; and
4. The parties and Special Master shall again reconvene for a Case Management Conference on July 17, 2015 at 10:00 AM, unless this date is otherwise modified; and
5. This Order shall be served on all parties and on the Special Master within 7 days of the date hereof.


DOUGLAS K. WOLFSON, J.S.C.

SBa 31

Re: South Brunswick Center, LLC v. Township of South Brunswick, et al

Pursuant to the Case Management Order of January 30, 2015, I am serving as the Special Master tasked with assisting the Court in resolving the preliminary issue of whether there is an unmet need for affordable housing in the Township of South Brunswick pursuant to COAH's Second Round Rules, and if so, what is required of the Township to remedy that.

For the purposes of deciding whether a municipality is subject to a builder's remedy suit, the municipality's conduct is to be evaluated as of the date that the plaintiff files its builder's remedy challenge. Toll Brothers, Inc., v. Township of West Windsor, 173 N.J. 502, 519 (2002); Van Dalen v. Washington Township, 205 N.J. Super. 308, 314, n.11 (Law Div. 1984). As such, the focus of this report will be to address the Second Round obligation through December 2014, when the Builder's Remedy complaint was filed. At the time of the Special Master appointment *the New Jersey Supreme Court's March 10, 2015, decision in In re Adoption of NJAC 5:96 & 5:97* was not yet published, however, as it is extremely relevant, it will briefly be addressed in the summary and conclusions and recommendations section of this report.

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INTRODUCTION

This matter is before the Court as a result of a "builder's remedy" lawsuit brought against the Township South Brunswick Center, LLC, (SBC). The lawsuit brought by

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SBC alleges that South Brunswick had failed to adequately provide for its constitutionally-mandated fair share of affordable housing, and asserted that SBC should, therefore, be permitted to develop the subject property which is currently zoned for OR Office Research development for productive use including inclusionary housing uses, as well as mixed market residential and commercial uses.

This report first briefly describes the background and history of the litigation. The report follows with a review of the Townships Second Round obligation compliance.

According to Mount Laurel II, if the Township of South Brunswick was not in compliance with its constitutional obligation to provide for its fair share of low and moderate income housing at the time the lawsuit was filed, then the plaintiff is presumptively entitled to a builder's remedy, provided that the plaintiff is proposing a substantial amount of affordable housing and further provided that there are no environmental or planning issues that would preclude the use of the plaintiff's site for an inclusionary residential development.

Under Mount Laurel II, the entitlement to a builder's remedy rests solely on the circumstances that exist at the time of the filing of an exclusionary zoning lawsuit.

In preparing this report, all of the documents and papers submitted by the parties were reviewed and analyzed, among them the expert reports prepared by the planners for each party (the Township, and SBC). Likewise, as the Special Master I met with both parties in order to reach amicable resolve of the future development of the SBC site.

BACKGROUND AND SITE ZONING HISTORY

The South Brunswick Center site has been designated for office park/industrial development for over 50 years beginning in 1961. Although approvals for development do exist, but for infrastructure (roadway, sewer lines, etc. improvements), no building construction has resulted.

South Brunswick Center has a NJDEP certified wetlands delineation. As a result of this delineation approximately 160 acres of land are undevelopable. The 160 acres about the two lane segment of Northumberland Way extended through the track itself.

By resolution dated June 15, 1994, the Planning Board granted preliminary major subdivision approval for the tract for a period of twenty years. On May 2, 1994, the then owner of the site entered into a Developer's Agreement with the Township and the Planning Board with respect to Lots 89.013 and 89.023. The Developer's Agreement contemplated a maximum build out of 6.43 million square feet of office, research and conference space. It also called for the Developer to install various on tract improvements and to pay it's pro rata share towards the cost of certain off tract improvements. Subsequently, the current owner (South Brunswick Center LLC) of the site entered into an Amendment to Developer's Agreement with the Township.

Over 20 years have passed since the preliminary major subdivision approval was granted by the Planning Board. Approximately 30 years have passed since the OR Zone was established. To date no development has occurred. The on site improvements include the following:

- Construction of two lanes of Northumberland Way for approximately 8,800 feet between Route 1 and the southerly boundary of the site, including a bridge over wetlands; and
- Sewer truck lines have been installed.

The following off tract improvements have also been constructed by current owners or predecessors in title:

- The realignment of Northumberland Way and Cornwall Road;
- Widening of a portion of Cornwall Road to provided two lanes in each direction; and
- Widening of Northumberland Way to provide dedicated left and right turn lanes at the Route 1 intersection.

At the time of the preliminary subdivision approval and the Developer's Agreement, the then owner of the site and the Township were planning that New Jersey Transit would design and construct a commuter train station and associated parking pursuant to a series of Station Development Agreements between New Jersey Transit and the Township. New Jersey Transit has not moved forward with this and more importantly has chosen a more northerly location in North Brunswick.

The current OR District Office/Research/Conference, allows the following permitted principal uses:

1. Office center.
2. Scientific or high-technology laboratories devoted-to-research, design, experimentation or production.
3. Assembly of high-technology and electronic equipment.
4. Health maintenance organizations, regulated under N.J.S.A. 26:2J-1 et seq., limited to outpatient facilities, with no overnight bed care.
5. Retail commercials and service facilities as part of a planned office/commercial development only.

There has been no development in the OR District. In particular, the commercial office market currently is saturated due to an oversupply of office space and the absence of any material demand.

SOUTH BRUNSWICK'S FAIR SHARE OBLIGATION AND STATUS OF COMPLIANCE EFFORTS

First Round

In the first round (1987-1993), the Township adopted a housing element and fair share plan addressing a 669 unit pre-credited need (603 new construction/66 rehabilitation) petitioned COAH and received first round substantive certification from COAH on August 3, 1987.

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Second Round

In 1993, COAH issued its cumulative second round (1987-1999) Municipal Low and Moderate Income Housing Need allocations.

The Township's 1987-1999 cumulative Second Round obligation, as determined by COAH per N.J.A.C 5:93, consisted of a 937 unit pre-credited need (842 new construction/95 rehabilitation).

On March 6, 1995, the Township petitioned COAH with its adopted 1987-1999 cumulative Second Round Housing Element and Fair Share Plan.

On February 4, 1998 the Township received Second Round Substantive Certification from COAH.

In both the Certification of Mary Beth Lonergan dated February 13, 2015 as well as "Planner's Report For The Township of South Brunswick Middlesex County, New Jersey South Brunswick Center, LLC, Plaintiff v. Mayor and Municipal Council of the Township of South Brunswick, et al., Defendants Docket No. MID-L-3669-14" the following units were identified to satisfy the Township's Second Round new construction obligation.

<u>Development</u>	<u>Units</u>
Deans Apartments	40 (prior cycle credits)
Charleston Place I	54 (prior cycle credits)
Regal Point	5 (affordable family sales)
Monmouth Walk	43 (affordable family sales)
Nassau Square	49 (affordable family sales)
Woodhaven	80 (affordable family rentals)
Charleston Place II	30 (affordable senior rentals)
Summerfield	70 (affordable family sales)
Deans Pond Crossing	20 (affordable family sales)

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Southridge/Southridge Woods	124 (affordable family rentals)
CIL-Wynwood	7 (alternative living arrangements)
CIL Woods	16 (alternative living arrangements)
Wheeler Rd Group Home	3 (alternative living arrangements)
Major Rd Group Home	3 (alternative living arrangements)
Oak Woods	73 (affordable senior rentals)
Buckingham Place	23 (affordable senior rentals)
ARC of Middlesex County	15 (alternative living arrangements)
Dungarvin/Eclipse	8 (alternative living arrangements)
Community Options	8 (alternative living arrangements)
Triple C Housing	6 (alternative living arrangements)
REACH (Market to Affordable)	18 (affordable family sales)
Rental Bonuses (Prior Round)	<u>187</u>
TOTAL CREDITS	882

Based upon my review, the aforementioned 882 units have been approved by COAH, and appropriate documentation as to their legitimacy, including appropriate deed restrictions have been put in place. Essentially, they are "live" units which would satisfy the Township's Second Round 842 new construction obligation.

Where the Township has Second Round exposure is in the 95 unit rehabilitation component. The Township participates in the Mercer County Rehab Program, however, this program does not incorporate a rental component. The Township will need to address this component of their Second Round obligation.

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

The conclusions and recommendations of this report can be briefly summarized as follows:

1. The Township's 1987-1999 cumulative Second Round obligation, as determined by COAH per N.J.A.C 5:93, consisted of a 937 unit pre-credited need (842

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new construction/95 rehabilitation.

2. The Township has provided sufficient evidence/crediting for the 842 unit new construction obligation. It is noteworthy that a substantial amount of these units have NOT been comprised of family units.
3. While a decisive conclusion has not been reached with regard to the numbers for the Third Round a reasonable conclusion is that the Township will have a potentially substantial obligation to address and further that said obligation will require the creation of additional family units.
4. *The New Jersey Supreme Court's March 10, 2015, decision in In re Adoption of NJAC 5:96 & 5:97* was not published at the time of the Special Master appointment, however, will certainly be relevant to the Township meeting a potentially significant future Third Round obligation.
5. SBC representatives offered the proposed development program at the end of this report during one of our meetings. At said meeting (May 21, 2015) SBC also proffered a willingness to consider Assisted Living on the subject property. While this report by no means endorses the proffer by SBC it could be used as a starting point to foster discussion leading to a program of reasonable development on the SBC site.
6. The SBC site will not likely be developed for OR type developed and certainly meets the following COAH site suitability test for affordable housing. Moreover, the site is geographically desirable to an excellent regional highway system which would also render it appropriate for affordable housing and residential development generally.

Commented [CN2]:

N.J.A.C. 5:97-3.13 Site suitability criteria and consistency with the State Development and Redevelopment Plan.

(a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria: 1. The site has a clear title and is free of encumbrances which preclude development of affordable housing; 2. The site is adjacent to compatible land uses and has access to appropriate streets; 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

(b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to: 1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation. 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable. 4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the

municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality. 5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.

(c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.

South Brunswick

Special Master – Thursday, May 21, 2015 – Atlantic Concepts

- Reduce 1,850 rentals to 1,500 units (including 250 seniors, some singles)
- Assumes Township agrees to substantial market rate residential family units
- Assumes Township has not / will not file separate action for 3rd round declaratory judgment
- Assuming Special Master finds mediation feasible, SBC would want to first get agreement on the total unit build out by:
 - Special Master shuttle negotiation, and
 - Work through the Special Master to get to acceptable impacts, i.e. School Age Children (SAC's), the 1,500 with 250 seniors would actually only impact 1,250 SAC units, i.e. phasing, bedroom mix - type of units further reduces impact of 1250 units
 - Residential Development Politics – easier without the separate 3rd round declaratory judgment suit, but if Township contemplates separate suit Parties still subject to Judge Wolfson's direction, "in the interim", to mediate
 - Perhaps Bucca and Sears would be helped by the presentation to Council and Planning Board by the Special Master drafting the Rezoning Ordinance as an exhibit to her Mediation Report and Judge Wolfson approving it (at a formal fairness hearing), if parties are close enough!
 -
 - Special Master's leadership can help the Township with the politics since the result would be imposed by litigation not by Council preferences or reluctance to fight.
- Resolution of the Atlantic 420 acre site approved by Judge Wolfson can give the Township (at least) a reasonable period of repose as part of the Court Order.

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FILED

JUL 31 2015

JUDGE DOUGLAS K. WOLFSON

Superior Court of New Jersey
Middlesex County Courthouse
56 Paterson Street
New Brunswick, NJ 08903

**SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – Middlesex County**

**IN THE MATTER OF THE
APPLICATION OF TOWNSHIP OF
SOUTH BRUNSWICK FOR A
JUDGMENT OF COMPLIANCE AND
REPOSE AND TEMPORARY
IMMUNITY FROM MOUNT LAUREL
LAWSUITS**

Docket No. MID-L-3878-15

SOUTH BRUNSWICK CENTER, LLC

V.

Docket No. MID-L-3669-14

**MAYOR AND MUNICIPAL COUNCIL
OF THE TOWNSHIP OF SOUTH
BRUNSWICK IN THEIR OFFICIAL
CAPACITIES; TOWNSHIP OF SOUTH
BRUNSWICK; PLANNING BOARD OF
TOWNSHIP OF SOUTH BRUNSWICK**

**ORDER OF CONSOLIDATION AND
PARTIAL DISMISSAL**

THIS MATTER having come before the court for a case management conference on July 31, 2015, with all counsel and the Special Master having been in attendance, and the court having determined that the Mt. Laurel components of the action filed under docket no. MID-L-3669-14 must properly be consolidated into the Township of South Brunswick's declaratory action, docket no. MID-L-3878-15, pursuant to the Supreme Court's decision in Mt. Laurel IV, and for other good cause shown;

IT IS on this 31st day of July, 2015;

ORDERED that the Complaint bearing docket no. MID-L-3669-14 be and hereby is

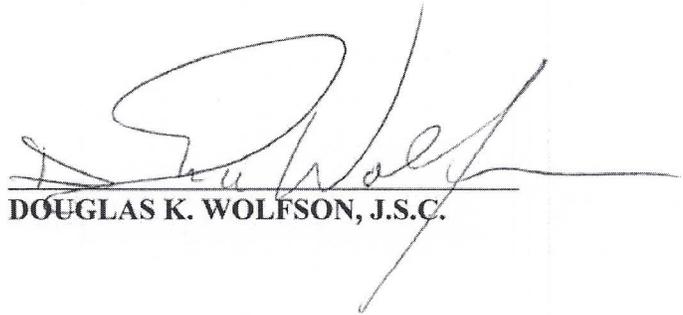
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consolidated into docket no. MID-L-3878-15; and it is further

ORDERED that any counterclaims requesting site-specific relief/builders' remedies be and hereby are **dismissed without prejudice**; and it is further

ORDERED that the balance of the Complaint within docket no. MID-L-3669-14 that are unrelated to Mt. Laurel causes of action shall remain intact, but is bifurcated and stayed until further Order of the court; and it is further

ORDERED that this Order shall be served upon all interested parties and the Special Master within 7 days of the date hereof.



Handwritten signature of Douglas K. Wolfson in black ink, written over a horizontal line.

DOUGLAS K. WOLFSON, J.S.C.

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Municipal Summary, Fair Share Housing Obligations, 2015

Muni Code	Municipality	County	Region	Present Need, 2010 (units)	Prior Round Obligation, 1987-1999 (units)	Third Round Net Prospective Need, 1999-2025 (units)
1020	Milford Borough	Hunterdon	3	0	5	100
1021	Raritan Township	Hunterdon	3	20	360	1000
1022	Readington Township	Hunterdon	3	101	394	1000
1023	Stockton Borough	Hunterdon	3	0	6	41
1024	Tewksbury Township	Hunterdon	3	0	119	440
1025	Union Township	Hunterdon	3	0	78	356
1026	West Amwell Township	Hunterdon	3	0	16	213
1201	Carteret Borough	Middlesex	3	176	0	0
1202	Cranbury Township	Middlesex	3	10	217	260
1203	Dunellen Borough	Middlesex	3	12	0	118
1204	East Brunswick Township	Middlesex	3	75	648	1000
1205	Edison Township	Middlesex	3	421	965	1000
1206	Helmetta Borough	Middlesex	3	6	26	119
1207	Highland Park Borough	Middlesex	3	55	0	359
1208	Jamesburg Borough	Middlesex	3	18	8	58
1210	Metuchen Borough	Middlesex	3	40	99	584
1211	Middlesex Borough	Middlesex	3	64	105	313
1212	Milltown Borough	Middlesex	3	30	64	220
1213	Monroe Township	Middlesex	3	104	554	1000
1214	New Brunswick City	Middlesex	3	1322	0	0
1215	North Brunswick Township	Middlesex	3	197	395	1000
1209	Old Bridge Township	Middlesex	3	127	439	1000
1216	Perth Amboy City	Middlesex	3	731	0	0
1217	Piscataway Township	Middlesex	3	314	736	1000
1218	Plainsboro Township	Middlesex	3	0	205	1000
1219	Sayreville Borough	Middlesex	3	67	261	1000
1220	South Amboy City	Middlesex	3	41	0	219
1221	South Brunswick Township	Middlesex	3	117	841	1000
1222	South Plainfield Borough	Middlesex	3	48	379	895
1223	South River Borough	Middlesex	3	96	0	170
1224	Spotswood Borough	Middlesex	3	0	48	179
1225	Woodbridge Township	Middlesex	3	381	955	1000
1801	Bedminster Township	Somerset	3	0	154	556
1802	Bernards Township	Somerset	3	36	508	1000
1803	Bernardsville Borough	Somerset	3	0	127	470
1804	Bound Brook Borough	Somerset	3	96	0	0
1805	Branchburg Township	Somerset	3	7	302	1000
1806	Bridgewater Township	Somerset	3	229	713	1000
1807	Far Hills Borough	Somerset	3	3	38	73
1808	Franklin Township	Somerset	3	171	766	1000
1809	Green Brook Township	Somerset	3	9	151	454
1810	Hillsborough Township	Somerset	3	50	461	1000
1811	Manville Borough	Somerset	3	161	0	82
1812	Millstone Borough	Somerset	3	0	21	32
1813	Montgomery Township	Somerset	3	71	307	1000
1814	North Plainfield Borough	Somerset	3	368	0	138
1815	Peapack-Gladstone Borough	Somerset	3	0	82	188
1816	Raritan Borough	Somerset	3	39	82	466
1817	Rocky Hill Borough	Somerset	3	2	25	46

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Municipal Summary, Fair Share Housing Obligations, 2015 (revised July 2015)

Muni Code	Municipality	County	Region	Present Need, 2010 (units)	Prior Round Obligation, 1987-1999 (units)	Third Round Net Prospective Need, 1999-2025 (units, after 20% and 1,000 unit caps*)
1204	East Brunswick Township	Middlesex	3	75	648	1000
1205	Edison Township	Middlesex	3	421	965	1000
1206	Helmetta Borough	Middlesex	3	6	26	119
1207	Highland Park Borough	Middlesex	3	55	0	359
1208	Jamesburg Borough	Middlesex	3	18	8	58
1210	Metuchen Borough	Middlesex	3	40	99	582
1211	Middlesex Borough	Middlesex	3	64	105	311
1212	Milltown Borough	Middlesex	3	30	64	220
1213	Monroe Township	Middlesex	3	104	554	1000
1214	New Brunswick City	Middlesex	3	1322	0	0
1215	North Brunswick Township	Middlesex	3	197	395	1000
1209	Old Bridge Township	Middlesex	3	127	439	1000
1216	Perth Amboy City	Middlesex	3	731	0	0
1217	Piscataway Township	Middlesex	3	314	736	1000
1218	Plainsboro Township	Middlesex	3	0	205	1000
1219	Sayreville Borough	Middlesex	3	67	261	1000
1220	South Amboy City	Middlesex	3	41	0	219
1221	South Brunswick Township	Middlesex	3	117	841	1000
1222	South Plainfield Borough	Middlesex	3	48	379	896
1223	South River Borough	Middlesex	3	96	0	171
1224	Spotswood Borough	Middlesex	3	0	48	178
1225	Woodbridge Township	Middlesex	3	381	955	1000
1801	Bedminster Township	Somerset	3	0	154	557
1802	Bernards Township	Somerset	3	36	508	1000
1803	Bernardsville Borough	Somerset	3	0	127	470
1804	Bound Brook Borough	Somerset	3	96	0	0
1805	Branchburg Township	Somerset	3	7	302	1000
1806	Bridgewater Township	Somerset	3	229	713	1000
1807	Far Hills Borough	Somerset	3	3	38	73
1808	Franklin Township	Somerset	3	171	766	1000
1809	Green Brook Township	Somerset	3	9	151	454
1810	Hillsborough Township	Somerset	3	50	461	1000
1811	Manville Borough	Somerset	3	161	0	82
1812	Millstone Borough	Somerset	3	0	21	32
1813	Montgomery Township	Somerset	3	71	307	1000
1814	North Plainfield Borough	Somerset	3	368	0	137
1815	Peapack-Gladstone Borough	Somerset	3	0	82	188
1816	Raritan Borough	Somerset	3	39	82	466
1817	Rocky Hill Borough	Somerset	3	2	25	46
1818	Somerville Borough	Somerset	3	127	153	306
1819	South Bound Brook Borough	Somerset	3	79	0	58
1820	Warren Township	Somerset	3	68	543	993
1821	Watchung Borough	Somerset	3	16	206	440
1101	East Windsor Township	Mercer	4	62	367	964
1102	Ewing Township	Mercer	4	140	481	487
1103	Hamilton Township	Mercer	4	310	706	745
1104	Hightstown Borough	Mercer	4	38	45	142
1105	Hopewell Borough	Mercer	4	2	29	155
1106	Hopewell Township	Mercer	4	0	520	1000
1107	Lawrence Township	Mercer	4	96	891	1000
1108	Pennington Borough	Mercer	4	50	52	203

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Municipality	County	Reg.	Prior Rd (87-99) Initial Obligation (unadjusted)	Capped Present Need	Capped Prospective Need	Initial Summary Obligation ¹⁰⁶
Tewksbury township	Hunterdon	3	119	0	42	161
Union township	Hunterdon	3	78	1	207	286
West Amwell township	Hunterdon	3	16	0	19	35
Carteret borough	Middlesex	3	0	117	196	313
Cranbury township	Middlesex	3	217	3	81	301
Dunellen borough	Middlesex	3	0	1	61	62
East Brunswick township	Middlesex	3	648	90	417	1,155
Edison township	Middlesex	3	965	647	353	1,965
Helmetta borough	Middlesex	3	26	0	0	26
Highland Park borough	Middlesex	3	0	79	433	512
Jamesburg borough	Middlesex	3	8	37	104	149
Metuchen borough	Middlesex	3	99	81	118	298
Middlesex borough	Middlesex	3	105	77	178	360
Milltown borough	Middlesex	3	64	39	31	134
Monroe township	Middlesex	3	554	106	894	1,554
New Brunswick city	Middlesex	3	0	1,000	0	1,000
North Brunswick township	Middlesex	3	395	223	218	836
Old Bridge township	Middlesex	3	438	210	500	1,148
Perth Amboy city	Middlesex	3	0	455	0	455
Piscataway township	Middlesex	3	736	317	277	1,330
Plainsboro township	Middlesex	3	205	6	539	750
Sayreville borough	Middlesex	3	261	150	267	678
South Amboy city	Middlesex	3	0	41	16	57
South Brunswick township	Middlesex	3	842	130	237	1,209
South Plainfield borough	Middlesex	3	379	56	305	740
South River borough	Middlesex	3	0	175	173	348
Spotswood borough	Middlesex	3	48	12	100	160
Woodbridge township	Middlesex	3	955	417	583	1,955
Bedminster township	Somerset	3	154	1	97	252
Bernards township	Somerset	3	508	34	411	953
Bernardsville borough	Somerset	3	127	0	69	196
Bound Brook borough	Somerset	3	0	0	0	0
Branchburg township	Somerset	3	302	2	25	329
Bridgewater township	Somerset	3	713	126	76	915
Far Hills borough	Somerset	3	38	2	19	59
Franklin township	Somerset	3	766	0	0	766
Green Brook township	Somerset	3	151	4	0	155
Hillsborough township	Somerset	3	461	57	0	518
Manville borough	Somerset	3	0	169	0	169
Millstone borough	Somerset	3	21	0	31	52
Montgomery township	Somerset	3	307	76	157	540
North Plainfield borough	Somerset	3	0	50	0	50
Peapack & Gladstone bor.	Somerset	3	82	0	0	82

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