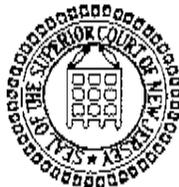


SUPERIOR COURT OF NEW JERSEY

CHAMBERS OF
JAMIE S. PERRI
 SUPERIOR COURT JUDGE



MONMOUTH COUNTY COURT HOUSE
 71 MONUMENT PARK
 POST OFFICE BOX 1266
 FREEHOLD, NEW JERSEY 07728-1266
 TELEPHONE (732) 677-4160

September 24, 2015

Ronald H. Gordon, Esq. Decotis, Fitzpatrick & Cole Glenpointe Center West 500 Frank W. Burr Blvd. Teaneck, NJ 07666	Jeffrey R. Surenian, Esq. Jeffrey R. Surenian & Associates, LLC Brielle Galleria 707 Union Avenue, Suite 301 Brielle, NJ 08730
Dominick M. Manco, Esq. 35 Court Street Suite 2D Freehold, NJ 07728	John A. Sarto, Esq. Giordano, Halleran & Ciesla 125 Half Mile Road Suite 300 Red Bank, NJ 07701
Andrew Bayer, Esq. GluckWalrath LLP 428 River View Plaza Trenton, NJ 08611	Irina B. Elgart, Esq. Fox Rothschild LLP PO Box 5231 Princeton, NJ 08543-5231
Jeffrey Kantowitz, Esq. Law Office of Abe Rappaport 195 Route 46 West, Suite 6 Totowa, NJ 07512	Richard Hoff, Esq. Bisgaier Hoff, LLC 25 Chestnut Street Suite 3 Haddonfield, NJ 08033
Kevin D. Walsh, Esq. Fair Share Housing Center 510 Park Blvd. Cherry Hill, NJ 08002	Brian Nelson, Esq. Archer & Greiner Riverview Plaza 10 Highway 35 Red Bank, NJ 07701
Thomas F. Carroll, III, Esq., Hill Wallack 21 Roszel Road Princeton, NJ 08540	Gene Anthony, Esq. 48 South Street Eatontown, NJ 07724

Robert Beckelman, Esq. Greenbaum Rowe Smith & Davis Metro Corporate Campus One PO BOX 5600 Woodbridge, NJ 07095	Michael B Steib, ESQ. 16 Cherry Tree Farm Road PO BOX 893 Middletown, NJ 07748
Daniel J. O'Hern, Jr., Esq. Byrnes, O'Hern & Heugle 28 Leroy Place Red Bank, NJ 07701	

RE: Omnibus Case Management Order and Order appointing Special Master

Dear Counsel:

Further to the case management conference that was conducted on September 17, 2015, Orders have been prepared regarding case management and the appointment of the Regional Special Master as well as the appointment of Special Masters for each municipality. The latter will also address the Plan Summary to be completed by each municipality. In an effort to provide the parties with the maximum amount of time to comply with their obligations, the court is forwarding specimens of the Orders to each of you for informational purposes, with the individual Orders following by mail in the normal course.

Should you have any questions or require any further information, please feel free to contact my chambers.

Very truly yours,

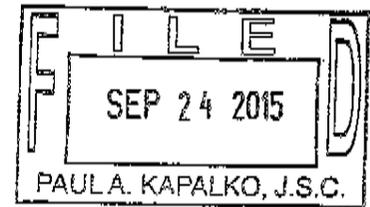

JAMIE S. PERRI, J.S.C.

JSP/mh

Attachment

cc: Richard B. Reading
Francis J. Banish, III, P.P., A.I.C.P.
Michael P. Nolan, A.I.C.P.
Elizabeth P. McKenzie, P.P., A.I.C.P.
Philip B. Caton, P.P., A.I.C.P.

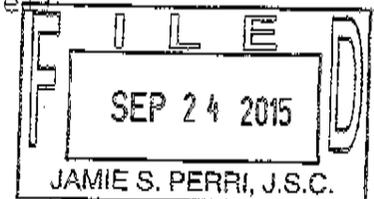
PREPARED BY THE COURT



SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MONMOUTH COUNTY

IN THE MATTER OF
DECLARATORY JUDGMENT ACTIONS
FILED IN THE COUNTY OF
MONMOUTH, STATE OF NEW
JERSEY, PURSUANT TO
In Re Adoption of N.J.A.C.
5:96, 221 N.J. 1 (2015)

CIVIL ACTION
(Mt. Laurel)



OMNIBUS ORDER #1 FOR PARTIAL
CONSOLIDATION, CASE MANAGEMENT
AND THE APPOINTMENT OF
RICHARD B. READING AS SPECIAL
REGIONAL MASTER

The matters set forth below having come before the court on September 17, 2015, for a comprehensive case management conference; and the court having found that the interests of justice and judicial economy are best served by determining the methodology for state, regional and municipal allocation of the affordable housing in a consolidated hearing in which all parties may participate; and Monmouth County being part of "Region 4" together with the Counties of Ocean and Mercer; the Counties of Ocean and Mercer having designated Richard B. Reading of Richard B. Reading Associates of Princeton, New Jersey, as Special Regional Master for the purpose of advising the court on the methodology and allocation of state, regional and municipal fair share housing obligations; and the court

having determined that Monmouth County will similarly benefit from Richard B. Reading's services as its Special Regional Master; and there being no objection to the appointment by the parties present; and the court having further designated the following events and items shall be completed prior to the next comprehensive case management conference; for the reasons set forth on the record on September 17, 2015, and for other good cause appearing;

IT IS on this 24th day of September, 2015;

ORDERED:

Consolidation

1. The matters set forth below are hereby consolidated for the limited purpose of conducting the necessary hearing(s) to determine the appropriate methodology for establishing the state and regional need for low and moderate income housing and allocating the appropriate portion of such need among the municipalities within the County of Monmouth.

Designation of Special Regional Master

2. The court appoints Richard B. Reading as its Special Regional Master to assist the court, the various municipalities and all interested parties in the adoption of an appropriate methodology for determining the state and regional need for low and moderate

- income housing and for allocating the appropriate portion of such need among the municipalities within the County of Monmouth.
3. The scope of services to be provided to the court by the Special Regional Master shall include, but not be limited to, the services set forth in Exhibit A attached hereto.
 4. The Regional Special Master shall bill his services in accordance with the Schedule of Fees set forth in Exhibit B attached hereto.
 5. The fees charged by the Special Regional Master shall be apportioned equally among the (25) municipalities set forth below.
 6. The court designates the law firm of GluckWalrath as the municipal representative for the purposes of facilitating dissemination of the Special Regional Master's bills.
 7. The Special Regional Master shall submit monthly invoices to the law firm of GluckWalrath, which shall in turn forward copies of the monthly bill to each municipality within five (5) days of receipt together with a calculation of the municipality's respective share of the bill. It shall be the obligation of each municipality to remit payment directly to the Special

Regional Master within 30 days of receipt.

8. Should any municipality contest any of the Special Regional Master's charges, it shall notify the law firm of GluckWalrath in writing of the nature of the concern. GluckWalrath shall canvas the other municipalities to determine whether the issue is unique to the complaining municipality or whether it is a common concern which may be resolved directly with the Special Regional Master. GluckWalrath shall advise the Special Regional Master of its findings and, if the matter cannot be amicably resolved, shall advise the court if its intervention is required. Notification of a concern shall not relieve a municipality of its obligation to pay the Special Regional Master's bill as set forth above.

Methodology Hearing

9. All expert reports on behalf of the parties on the issues of methodology and calculation of the state, regional and municipal fair share housing need and allocation shall be exchanged and submitted to the Special Regional Master no later than October 9, 2015.
10. Any person or entity wishing to submit an expert report must be a party to these proceedings and must move to intervene, which motion shall be accepted by

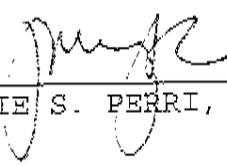
the court on short notice, or intervene by consent, no later than October 9, 2015.

11. The next comprehensive case management conference in these matters shall take place on November 5, 2015, at 10:00 a.m.
12. All parties shall confer to discuss compliance standards within 20 days of the date of this Order. Within 10 days thereafter, the parties shall contact their respective municipal Special Master to schedule a meeting to conduct further discussions if deemed appropriate by the Special Master.
13. A copy of this Order shall be served on all counsel of record and otherwise made available to all interested parties as directed by the New Jersey Supreme Court in Mount Laurel IV within seven days of the date hereof.

As to the following matters:

In the Matter of the Township of Aberdeen
MON-L-2362-15
In the Matter of the Borough of Atlantic Highlands
MON-L-2520-15
In the Matter of the Township of Colts Neck
MON-L-2234-15
In the Matter of the Borough of Eatontown
MON-L-2522-15
In the Matter of the Borough of Farmingdale
MON-L-5603-05
In the Matter of the Township of Howell
MON-L-2525-15
In the Matter of the Borough of Little Silver
MON-L-2527-15
In the Matter of the Township of Manalapan

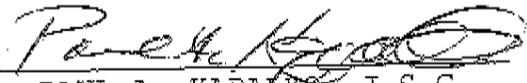
MON-L-2518-15
In the Matter of the Borough of Manasquan
MON-L-2508-15
In the Matter of the Township of Middletown
MON-L-2539-15
In the Matter of the Borough of Monmouth Beach
MON-L-2538-15
In the Matter of the Township of Neptune
MON-L-2236-15
In the Matter of the Borough of Oceanport
MON-L-2528-15
In the Matter of the Borough of Red Bank
MON-L-2540-15
In the Matter of the Borough of Rumson
MON-L-2483-15
In the Matter of the Borough of Shrewsbury
MON-L-2235-15
In the Matter of the Borough of Spring Lake
MON-L-2537-15
In the Matter of the Borough of Tinton Falls
MON-L-2475-15
In the Matter of the Township of Upper Freehold
MON-L-2536-15
In the Matter of the Township of Wall
MON-L-5604-05



JAMIE S. PERRI, J.S.C.

As to the following matters:

In the Matter of the Township of Holmdel
MON-L-2523-15
In the Matter of the City of Long Branch
MON-L-2586-15
In the Matter of the Township of Ocean
MON-L-2531-15
In the Matter of the Township of Freehold
MON-L-6026-08
In the Matter of the Township of Millstone
MON-L-2501-15



PAUL A. KAPALKO, J.S.C.

Scope of Services:

Special Regional Master for Monmouth County, NJ

Task 1: Review and analysis of first and second round COAH rules and 3/10/15 NJ Supreme Court decision as they relate to the calculation of Region 4 (Mercer, Monmouth and Ocean Counties) affordable housing need and allocation to constituent municipalities.

Task 2: Review Preliminary/Draft and Final Reports, demographic data and methodologies prepared by expert Kinsey and those experts designated on behalf of the various municipalities. (All reports due to be submitted on or before October 9, 2015)

Task 3: Meet with Municipal Special Masters Banisch, Bolan, Caton and McKenzie to discuss overall project goals and objectives and further information gathering.

Task 4: Meet with Municipal Special Masters on a date specified by the Regional Special Master to establish general parameters and agenda in anticipation of mediation sessions with planning experts for all parties.

Task 5: Advise the court regarding the appropriate time frame for engaging in mediation sessions with planning experts of all parties, and if requested, chair such mediation sessions for the purpose of establishing consensus and conflict points regarding statewide and regional need and municipal allocation thereof.

Task 6: Prepare and issue Preliminary Report on determination of Statewide, Regional (Monmouth, Ocean, and Mercer Counties), and municipal affordable housing needs for Monmouth County.

Task 7: Review written responses and reports to Preliminary Report from all involved parties.

Task 8: Prepare and issue Final Report of recommendations no later than December 4, 2015.

Task 9: Attend and participate in court hearing/trial as to the state and regional need for affordable housing and the obligations of Monmouth County municipalities based upon such determination.

RICHARD B. READING ASSOCIATES

759 STATE ROAD, PRINCETON, NEW JERSEY 08540

Tel 609-924-6622 e-mail:rbrprin@aol.com Fax 609-924-1628

SCHEDULE OF FEES

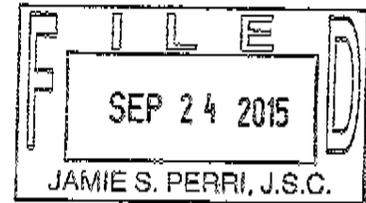
Professional Service Fees:

Principal Time	\$200.00 per hour
Senior Time	\$160.00 per hour
Analyst and Programming	\$ 80.00 per hour
Drafting and Staff	\$ 50.00 per hour
Processing and Production	\$ 40.00 per hour

Non-Salary Expenses:

Travel	\$ 0.40 per mile
Copying	\$ 0.120 per copy
Miscellaneous	\$ Billed at Cost

PREPARED BY THE COURT



SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MONMOUTH COUNTY
DOCKET NO. L-2235-15

IN THE MATTER OF
THE APPLICATION OF THE
BOROUGH OF SHREWSBURY,
COUNTY OF MONMOUTH

CIVIL ACTION
(Mt. Laurel)

ORDER APPOINTING SPECIAL MASTER
AND REQUIRING SUBMISSION OF PLAN
SUMMARY

This matter having come before the court for a Case Management Conference on September 17, 2015, Jeffrey R. Surenian and Associates, LLC (Jeffrey R. Surenian, Esq., appearing) on behalf of petitioner Borough of Shrewsbury, Kevin D. Walsh, Esq., appearing on behalf of intervener Fair Share Housing Center and Hill Wallack, LLP (Thomas F. Carroll, III, Esq., appearing) on behalf of intervener New Jersey Builders Association; and the court having further considered the advisability of appointing a special master to assist the court in resolving the issues presented in this matter; and the court finding Francis J. Banisch, III, P.P., A.I.C.P., to be well-qualified to serve in this capacity; and no objection to the appointment having been raised; the court having considered the positions of the parties as set forth on the record and for other good cause appearing,

IT IS on this 24th day of September, 2015;

ORDERED:

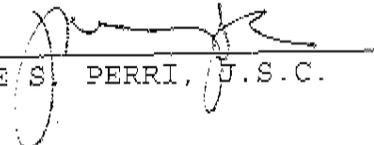
1. The court appoints Francis J. Banisch, III, P.P., A.I.C.P., as Special Master in this matter. The Special Master's fees shall be set at the hourly rate of \$250.00 and shall be allocated equally between the municipality and each intervener, with the exception of Fair Share Housing Center ("FSHC"), which had already obtained a fee waiver based upon its non-profit status.
2. The Borough and each intervener shall, with the exception of FSHC, within 20 days of the date of this Order, establish an escrow account with an initial deposit of \$5,000.00 to be held and administered by the municipality. The Special Master shall submit bills on a monthly basis to the municipality and each responsible intervener. The Special Master's bills shall be paid within 30 days of receipt.
3. Should any party contest any of the Special Master's charges, it shall notify the Special Master in writing and attempt to resolve the dispute. If the disagreement cannot be resolved amicably, the matter may be brought before the court for resolution.
4. The municipality may use funds from its affordable

housing trust fund for its portion of the cost of the Special Master.

5. The municipality shall complete the attached "Summary of Plan" as a preliminary housing element and fair share plan and submit the completed document to the municipality's designated Special Master, with copies to all interveners and interested parties, no later than October 30, 2015. Any questions regarding the method of completion of the plan summary shall be directed to the Special Master.
6. Completion of the plan summary in compliance with this Order shall be a prerequisite to any application for a further extension of immunity.
7. Intervenors and interested parties shall submit any objections or comments on the plan to the Special Master and the municipality no later than November 13, 2015.
8. The Special Master shall review the municipality's submissions and those of the intervenors and interested parties, if any, and provide the municipality the opportunity to address any concerns that Special Master may have with the proposed Plan. The Special Master shall conduct mediation sessions with the parties as he/she deems appropriate in

his/her discretion.

9. The Special Master shall, in his/her discretion, engage in mediation among the parties as part of the plan preparation process. The Special Master may communicate directly with the court as either he/she or the court deems appropriate.
10. The Special Master shall, to the extent practicable and in his/her professional judgment, include all parties in substantive discussions regarding the plan elements and the Special Master's recommendations.
11. The Special Master shall submit his/her report to the court no later than November 30, 2015.
12. A copy of this Order shall be served on all counsel of record and otherwise made available to all interested parties as directed by the New Jersey Supreme Court in Mount Laurel IV within seven days of the date hereof.



JAMIE S. PERRI, J.S.C.

September 24, 2015 **SUMMARY OF PLAN FOR
TOTAL FAIR SHARE OBLIGATION**

MUNICIPALITY: _____
COUNTY: _____

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTAL UNITS
Rehabilitation Share (per 2010 Census)							
<i>Rehabilitation Credits</i>							
Rehab Program(s)							
Remaining Rehabilitation Share							
Prior Round Obligation (1)							
<i>Vacant Land Adjustment (if applicable)</i>							
Unmet Need RDP							
Mechanisms (2)							
Prior Cycle Credits (4/1/80-12/31/86)							
Credits without Controls							
Inclusionary Zoning							
100% Affordable							
Accessory Apartments							
Write Down-Buy Down/Market-to-Affordable							
Alternative Living/Supportive & Special Needs							
Assisted Living							
RCA Units (previously approved)							
Compliance Bonus							
Rental Bonuses							
<i>Total Prior Round Credits</i>							
Remaining Prior Round (Obligation) or							
Third Round Projected Obligation (1)							
Mechanisms (2)							
<i>Vacant Land Adjustment (if applicable)</i>							
Unmet Need RDP							
Inclusionary Zoning							
Redevelopment							
100% Affordable							
Accessory Apartments							
Market-to-Affordable							
Supportive & Special Needs/ Alternative Living							
Assisted Living							
Extended Affordability Controls							
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses							
<i>Total Third Round Credits</i>							
Remaining 3rd Round (Obligation) or							

- (1) Identify the basis for asserting this number as the municipal obligation.
(2) Provide a description for each mechanism.

TOTALS	#	% OF TOTAL UNITS
LOW/MOD		
VERY LOW		
BONUS		
AGE		
NOTAGE		

September 24, 2015

**Summary of Inclusionary/Redevelopment
for Prior Round Obligation**

MUNICIPALITY: _____
COUNTY: _____

Total Affordable Units
Total Affordable Credits

(Provide a narrative description and specify the number of

completed or proposed units associated with each mechanism on the form below)

Project or Site Name (1)	Implementation Priority	Block / Lot(s)	Gross Acres	Net Acres (2)	Density (3)	Project and Site Suitability Criteria				Total Units	ZONING (4) 11- Yes or	Affordable Units						Tenure (Note R-Rental or S-Sale)	Rental Bonuses	
						Approvable (local/ State approval status?)	Avail-able (clear title?)	Developable				Suitable	Low (#1%) AR (5)	Moderate (WM) AR (6)	Very Low (#2%) AR (7)	Age-Restrict ed	Family			
								WATER	SEWER										WQMP	
TOTALS																				

(1) Attach narrative for each site. (2) less environmentally sensitive lands and easements. (3) Units/net acre (4) Zoned for affordable housing? (5) Age-Restricted (6) Moderate-Restricted

*Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

September 24, 2015

Summary of Inclusionary/Redevelopment for 2015-2025 Fair Share Obligation

MUNICIPALITY: _____
 COUNTY: _____

Total Affordable Units _____
Total Affordable Credits _____

(Provide a narrative description and specify the number of completed or proposed units associated with each mechanism on the form below)

Project or Site Name (1)	Implementation Priority	Block / Lot(s)	Gross Acres	Net Acres (2)	Density (3)	Project and Site Suitability Criteria				Total Units	ZONING (4) Y-Yes or N-No	Affordable Units						Tenure (Note R-Rental or S-Sale)		Rental Bonuses				
						Approvable (local/State approval status?)	Available (clear title?)	Developable				Suitable	Low (#1%)	Moderate (#1%)		Very Low (#%)	AR	NAR	AR	NAR	AR	NAR	Age-Restricted	Family
								WATER	SEWER					WCMP	AR									
TOTALS																								
(1) Attach narrative for each site. (2) less environmentally sensitive lands and easements. (3) Units/net acre (4) Zoned for affordable housing? (5) Age-Restricted (6) Not Age-Restricted																								

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

September 24, 2015

100% Affordable Housing Project

Summary of Project Status

MUNICIPALITY: _____ COUNTY: _____

Project Name: _____

Address: _____ Stock(s): _____ Lot(s): _____ Current Zoning: _____

Rezoning Needed *(Yes or No)*

Affordable Units				Rental Bonuses			Project Site Suitability Criteria (3)				Suitable	
Low	Moderate		Very Low	Total Units	Age-Restricted	Not Age Restricted	Approvable (Status of local and State approvals)	Available (clear title?)	Developable		Suitable	
	AR	NAR							Sewer	Water		Consistent w/WQMP
AR		(2)										

Project Narrative:

- (1) Age-Restricted
- (2) Not Age Restricted
- (3) (Site suitability criteria are as follows:
 "Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.