

Civil Part Case Summary

Case Number: OCN L-000331-25

Case Caption: In The Matter Of Toms River Twp

Court: Civil Part

Case Type: Affordable Housing

Case Track: 4

Original DED: 03/24/2025

Original Arb Date:

Original Trial Date:

Disposition Date:

Venue: Ocean

Case Status: Active

Judge: Aff Hsg Ocean

Current DED: 03/24/2025

Current Arb Date:

Current Trial Date:

Case Disposition: Open

Case Initiation Date: 01/30/2025

Jury Demand: None

Team: 815

of DED Extensions: 0

of Arb Adjournments: 0

of Trial Adjournments: 0

Statewide Lien:

Plaintiffs

Township Of Toms River

Party Description: Municipality

Phone:

Address Line 1:

Address Line 2:

City:

State: NJ

Zip: 00000

Attorney Name: Christopher D Zingaro

Attorney Bar ID: 264412018

Attorney Email: CZINGARO@NJRCMLAW.COM

Defendants

Company And John Doe

Party Description: Fictitious

Phone:

Address Line 1:

Address Line 2:

City:

State: NJ

Zip: 00000

Attorney Name:

Attorney Bar ID:

Attorney Email:

Others

New Jersey Buildersassociatio AKA New Jersey Builders Association

Party Description: Business

Phone:

Address Line 1:

Address Line 2:

City:

State: NJ

Zip: 00000

Attorney Name: Thomas Francis Carroll

Attorney Bar ID: 022051983

Attorney Email: TCARROLL@HILLWALLACK.COM

Fair Share Housing Center

Party Description: Non-Profit Org

Phone: (856) 665-5444

Address Line 1: 510 Park Blvd.

Address Line 2:

City: Cherry Hill

State: NJ

Zip: 08002

Attorney Name: Joshua David Bauers

Attorney Bar ID: 174532015

Attorney Email:

JOSHBAUERS@FAIRSHAREHOUSING.ORG

Meridia Toms River 40 Urban Re

Party Description: Corp

Phone: (732) 476-2388

Address Line 1: 201 South Wood Avenue

Address Line 2:

City: Linden

State: NJ

Zip: 07036

Attorney Name: Steven George Mlenak

Attorney Bar ID: 025702011

Attorney Email: SMLENAK@GREENBAUMLAW.COM

2008 Route 37 Associates, Llc

Party Description: Corp

Phone:

Address Line 1:

Address Line 2:

City: State: NJ

Zip: 00000

Attorney Name: Donna Marie Jennings

Attorney Bar ID: 017281995

Attorney Email: DJENNINGS@WILENTZ.COM

Petitioners

Jd Jamestowne Llc

Party Description: Corp

Phone:

Address Line 1:

Address Line 2:

City: State: NJ

Zip: 00000

Attorney Name: Kenneth A Porro

Attorney Bar ID: 003351988

Attorney Email: KPORRO@BRACHEICHLER.COM

Case Proceeding

| Proceeding Date | Actual Time | Court Room | Judge Name | Proceeding Description | Motion Type | Proceeding Status | Motion Status |
|-----------------|-------------|------------|----------------|----------------------------|-------------|-------------------|---------------|
| 03/27/2025 | 11:00 | VIDEO | AFF HSG OCEAN | SETTLEMENT CONFERENCE | | COMPLETED | |
| 04/08/2025 | 09:00 | VIDEO | AFF HSG OCEAN | PROCEEDING | | COMPLETED | |
| 10/20/2025 | 09:00 | VIDEO | AFF HSG OCEAN | SETTLEMENT CONFERENCE | | CONTINUED | |
| 11/24/2025 | 11:00 | VIDEO | AFF HSG OCEAN | SETTLEMENT CONFERENCE | | PENDING | |
| 12/09/2025 | 09:00 | VIDEO | AFF HSG OCEAN | PROCEEDING | | COMPLETED | |
| 03/06/2026 | 09:30 | VIDEO | SEAN D GERTNER | CASE MANAGEMENT CONFERENCE | | COMPLETED | |

ACMS Documents

| Filed Date | Doc Number | Document Type | Filing Party | Doc Status | CO ID | Type | Date Served | Service Status | Party Served |
|------------|------------|----------------------|----------------------|------------|-------|------|-------------|----------------|--------------|
| 01/30/2025 | 001 | COMPLAINT | TOWNSHIP OF TOMS RIV | | | | | | |
| 01/31/2025 | 002 | NOTC APPEARANCE | TOWNSHIP OF TOMS RIV | | | | | | |
| 01/31/2025 | 003 | NOTC APPEARANCE | TOWNSHIP OF TOMS RIV | | | | | | |
| 02/27/2025 | 004 | CH FR SHR OB 1ST PAP | NEW JERSEY BUILDERS | | | | | | |
| 02/28/2025 | 005 | CH FR SHR OB 1ST PAP | FAIR SHARE HOUSING C | | | | | | |
| 02/27/2025 | 006 | MISC OTHER | NEW JERSEY BUILDERS | | | | | | |
| 02/28/2025 | 007 | CH FR SHR OB 1ST PAP | MERIDIA TOMS RIVER 4 | | | | | | |

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| 03/06/2025 | 008 | MISC OTHER | NEW JERSEY BUILDERS | | | | | | |
| 03/06/2025 | 009 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |
| 03/20/2025 | 010 | DCSN ORD FR SHR OBLG | COURT INIT | GR | | | | | |
| 03/20/2025 | 011 | CRT INIT CORRESP | COURT INIT | | | | | | |
| 03/26/2025 | 012 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |
| 03/27/2025 | 013 | MISC OTHER | FAIR SHARE HOUSING C | | | | | | |
| 03/30/2025 | 014 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |
| 04/03/2025 | 015 | MISC OTHER | FAIR SHARE HOUSING C | | | | | | |
| 04/21/2025 | 016 | MISC OTHER | COURT INIT | | | | | | |
| 04/21/2025 | 017 | MISC OTHER | COURT INIT | | | | | | |
| 04/21/2025 | 018 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |
| 04/22/2025 | 019 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |
| 05/01/2025 | 020 | DCSN ORD FR SHR OBLG | COURT INIT | GR | | | | | |
| 05/02/2025 | 021 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |
| 05/06/2025 | 022 | ORDER DELETE | COURT INIT | GR | | | | | |
| 05/09/2025 | 023 | DCSN ORD HE & FSP | COURT INIT | GR | | | | | |
| 06/20/2025 | 024 | HSG EL & FR SHR PLAN | TOWNSHIP OF TOMS RIV | | | | | | |
| 08/14/2025 | 025 | CH HE & FSP 1ST PAP | JD JAMESTOWNE LLC | | | | | | |
| 08/28/2025 | 026 | CH HE & FSP 1ST PAP | 2008 ROUTE 37 ASSOCI | | | | | | |
| 08/29/2025 | 027 | CH HE & FSP | MERIDIA TOMS RIVER 4 | | | | | | |
| 09/02/2025 | 028 | CH HE & FSP | FAIR SHARE HOUSING C | | | | | | |
| 10/20/2025 | 029 | NOTC APPEARANCE | MERIDIA TOMS RIVER 4 | | | | | | |
| 11/11/2025 | 030 | ADJOURN REQ | TOWNSHIP OF TOMS RIV | | | | | | |
| 12/08/2025 | 031 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |

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| 12/08/2025 | 032 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |
| 12/12/2025 | 033 | MISC OTHER | TOWNSHIP OF TOMS RIV | | | | | | |

Case Actions

| Filed Date | Docket Text | Transaction ID | Entry Date |
|------------|---|----------------|------------|
| 01/30/2025 | Complaint for OCN-L-000331-25 submitted by ZINGARO, CHRISTOPHER D, RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE | LCV2025240188 | 01/31/2025 |
| 01/31/2025 | NOTICE OF APPEARANCE (NOT THE FIRST PAPER) submitted by RAINONE, LOUIS, N of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE | LCV2025249795 | 01/31/2025 |
| 01/31/2025 | NOTICE OF APPEARANCE (NOT THE FIRST PAPER) submitted by WUEST, MICHAEL, MATTHEW of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE | LCV2025249987 | 01/31/2025 |
| 02/27/2025 | CHALLENGE - FAIR SHARE OBLIGATIONS (FIRST PAPER) submitted by HOFF, RICHARD, J of BISGAIER HOFF LLC on behalf of NEW JERSEY BUILDERS ASSOCIATIO against TOWNSHIP OF TOMS RIVER | LCV2025478678 | 02/27/2025 |
| 02/27/2025 | DEFICIENCY CORRECTION submitted by HOFF, RICHARD, J of BISGAIER HOFF LLC on behalf of NEW JERSEY BUILDERS ASSOCIATION against TOWNSHIP OF TOMS RIVER, COMPANY AND JOHN DOE | LCV2025482994 | 02/27/2025 |
| 02/28/2025 | CHALLENGE - FAIR SHARE OBLIGATIONS (FIRST PAPER) submitted by BAUERS, JOSHUA, DAVID of FAIR SHARE HOUSING CENTER on behalf of FAIR SHARE HOUSING CENTER against TOWNSHIP OF TOMS RIVER | LCV2025487389 | 02/28/2025 |
| 02/28/2025 | CHALLENGE - FAIR SHARE OBLIGATIONS (FIRST PAPER) submitted by FIRKSER, STEVEN of GREENBAUM ROWE SMITH & DAVIS, LLP on behalf of MERIDIA TOMS RIVER 40 URBAN RE against TOWNSHIP OF TOMS RIVER, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER | LCV2025493251 | 02/28/2025 |
| 03/02/2025 | CLERK NOTICE: re: Complaint [LCV2025240188] -The following special adjudicator has been assigned to this case: Mary Beth Lonergan, PP | LCV2025499256 | 03/02/2025 |
| 03/06/2025 | GENERAL CORRESPONDENCE submitted by HOFF, RICHARD, J of BISGAIER HOFF LLC on behalf of NEW JERSEY BUILDERS ASSOCIATION against TOWNSHIP OF TOMS RIVER | LCV2025546407 | 03/06/2025 |
| 03/06/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER, MERIDIA TOMS RIVER 40 URBAN RE | LCV2025547268 | 03/06/2025 |
| 03/20/2025 | Correspondence submitted by Court | LCV2025873695 | 03/20/2025 |
| 03/20/2025 | DECISION & ORDER ON FAIR SHARE OBLIGATION - GRANTED by Judge SEAN D. GERTNER, J.S.C. | LCV2025862300 | 03/20/2025 |
| 03/24/2025 | The "Settlement Conference" Proceeding for OCN-L-000331-25 has been scheduled for 03/27/2025. | LCV2025911516 | 03/24/2025 |
| 03/26/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER, MERIDIA TOMS RIVER 40 URBAN RE | LCV2025935388 | 03/26/2025 |
| 03/27/2025 | GENERAL CORRESPONDENCE submitted by BAUERS, JOSHUA, DAVID of FAIR SHARE HOUSING CENTER on behalf of FAIR SHARE HOUSING CENTER against TOWNSHIP OF TOMS RIVER | LCV2025937440 | 03/27/2025 |
| 03/30/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER | LCV2025961881 | 03/30/2025 |
| 04/01/2025 | The "Proceeding" Proceeding for OCN-L-000331-25 has been scheduled for 04/08/2025. | LCV2025977921 | 04/01/2025 |
| 04/03/2025 | GENERAL CORRESPONDENCE submitted by BAUERS, JOSHUA, DAVID of FAIR SHARE HOUSING CENTER on behalf of FAIR SHARE HOUSING CENTER against TOWNSHIP OF TOMS RIVER | LCV20251004747 | 04/03/2025 |

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| 04/21/2025 | Mediation Unsuccessful submitted by Court | LCV20251150478 | 04/21/2025 |
| 04/21/2025 | Mediation Unsuccessful submitted by Court | LCV20251152300 | 04/21/2025 |
| 04/21/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER | LCV20251167499 | 04/21/2025 |
| 04/22/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER | LCV20251193862 | 04/22/2025 |
| 05/01/2025 | DELETED - DECISION & ORDER ON FAIR SHARE OBLIGATION - Granted by Judge GERTNER, SEAN, D | LCV20251151911 | 05/01/2025 |
| 05/02/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE | LCV20251290737 | 05/02/2025 |
| 05/06/2025 | ORDER TO DELETE signed by Judge SEAN D. GERTNER, J.S.C. | LCV20251312823 | 05/06/2025 |
| 05/06/2025 | CORRECTION: re: [LCV20251151911] DECISION & ORDER ON FAIR SHARE OBLIGATION - Granted by Judge GERTNER, SEAN, D on 04/21/2025 has been deleted as ordered by Judge GERTNER, SEAN, D - Uploaded into incorrect case jacket | LCV20251312835 | 05/06/2025 |
| 05/09/2025 | Decision & Order On Housing Element And Fair Share Plan - GRANTED by Judge GERTNER, SEAN, D | LCV20251367734 | 05/12/2025 |
| 06/20/2025 | HOUSING ELEMENT AND FAIR SHARE PLAN submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE | LCV20251815628 | 06/20/2025 |
| 06/30/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against COMPANY AND JOHN DOE | LCV20251899287 | 06/30/2025 |
| 08/14/2025 | CHALLENGE - HOUSING ELEMENT & FAIR SHARE PLAN (FIRST PAPER) submitted by PORRO, KENNETH, A of BRACH EICHLER LLC on behalf of JD JAMESTOWNE LLC against TOWNSHIP OF TOMS RIVER, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER, MERIDIA TOMS RIVER 40 URBAN RE | LCV20252258935 | 08/14/2025 |
| 08/28/2025 | CHALLENGE - HOUSING ELEMENT & FAIR SHARE PLAN (FIRST PAPER) submitted by JENNINGS, DONNA, MARIE of WILENTZ GOLDMAN & SPITZER on behalf of 2008 ROUTE 37 ASSOCIATES, LLC against TOWNSHIP OF TOMS RIVER, JD JAMESTOWNE LLC, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER ET AL. | LCV20252357857 | 08/28/2025 |
| 08/29/2025 | CHALLENGE- HOUSING ELEMENT & FAIR SHARE PLAN (NOT FIRST PAPER) submitted by FIRKSER, STEVEN of GREENBAUM ROWE SMITH & DAVIS, LLP on behalf of MERIDIA TOMS RIVER 40 URBAN RE against TOWNSHIP OF TOMS RIVER | LCV20252369893 | 08/29/2025 |
| 09/02/2025 | CHALLENGE- HOUSING ELEMENT & FAIR SHARE PLAN (NOT FIRST PAPER) submitted by BAUERS, JOSHUA, DAVID of FAIR SHARE HOUSING CENTER on behalf of FAIR SHARE HOUSING CENTER against TOWNSHIP OF TOMS RIVER | LCV20252378979 | 09/02/2025 |
| 09/30/2025 | The "Settlement Conference" Proceeding for OCN-L-000331-25 has been scheduled for 10/20/2025. | LCV20252671362 | 09/30/2025 |
| 09/30/2025 | CLERK NOTICE: re: Complaint [LCV2025240188] -The following special adjudicator has been assigned to this case: Kendra Lelie, PP | LCV20252671581 | 09/30/2025 |
| 10/20/2025 | NOTICE OF APPEARANCE (NOT THE FIRST PAPER) submitted by MLENAK, STEVEN, GEORGE of GREENBAUM ROWE SMITH & DAVIS, LLP on behalf of MERIDIA TOMS RIVER 40 URBAN RE against TOWNSHIP OF TOMS RIVER, JD JAMESTOWNE LLC, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER ET AL. | LCV20252826890 | 10/20/2025 |
| 10/21/2025 | The "Settlement Conference" Proceeding for OCN-L-000331-25 has been re-scheduled as a "Settlement Conference" Proceeding for 11/24/2025. | LCV20252835276 | 10/21/2025 |
| 10/21/2025 | The "Proceeding" Proceeding for OCN-L-000331-25 has been scheduled for 12/09/2025. | LCV20252835278 | 10/21/2025 |
| 11/11/2025 | ADJOURNMENT REQUEST submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against JD JAMESTOWNE LLC, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER, MERIDIA TOMS RIVER 40 URBAN RE ET AL. | LCV20253059086 | 11/11/2025 |
| 12/08/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against JD JAMESTOWNE LLC, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER, MERIDIA TOMS RIVER 40 URBAN RE ET AL. | LCV20253454778 | 12/08/2025 |

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| 12/08/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against JD JAMESTOWNE LLC, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER, MERIDIA TOMS RIVER 40 URBAN RE ET AL. | LCV20253454836 | 12/08/2025 |
| 12/12/2025 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against JD JAMESTOWNE LLC, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER, MERIDIA TOMS RIVER 40 URBAN RE ET AL. | LCV20253497217 | 12/12/2025 |
| 01/05/2026 | Settled By Mediator submitted by Court | LCV202621474 | 01/06/2026 |
| 02/27/2026 | The "Case Management Conference" Proceeding for OCN-L-000331-25 has been scheduled for 03/06/2026. | LCV2026484359 | 02/27/2026 |
| 02/27/2026 | COURT Notice submitted by Case Management | LCV2026484366 | 02/27/2026 |
| 03/12/2026 | GENERAL CORRESPONDENCE submitted by ZINGARO, CHRISTOPHER, D of RAINONE COUGHLIN MINCHELLO, LLC on behalf of TOWNSHIP OF TOMS RIVER against JD JAMESTOWNE LLC, COMPANY AND JOHN DOE, NEW JERSEY BUILDERS ASSOCIATION, FAIR SHARE HOUSING CENTER, MERIDIA TOMS RIVER 40 URBAN RE ET AL. | LCV2026653885 | 03/12/2026 |