

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: Sean D Gertner

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:

Attorney Bar ID:

Attorney Email:

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	

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						
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						

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
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