

**MONROE TOWNSHIP, MIDDLESEX COUNTY**

**ORDINANCE NO.:** \_\_\_\_\_

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
FURTHER AMENDING CHAPTER 108 OF THE CODE OF  
THE TOWNSHIP OF MONROE ENTITLED, "LAND DEVELOPMENT"**

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**WHEREAS**, the Township Council and its professionals reviewed the Master Plan adopted July 5, 2011 by the Monroe Township Planning Board (the "Master Plan"), and the recommendations for a Land Use Ordinance Amendment by the Township Planner; and

**WHEREAS**, the Mayor and Council passed Ordinance No. O-7-2012-014, a comprehensive amendment to the Land Development Ordinance (the "Ordinance"), on first reading on June 6, 2012; and

**WHEREAS**, the Township Council passed the Ordinance on second reading, subject to a favorable report from the Planning Board; and

**WHEREAS**, on July 26, 2012 the Planning Board adopted a Resolution agreeing that the Ordinance was substantially consistent with the Master Plan, approving the variations and inconsistencies delineated in the Township Counsel's referral letter and recommending final adoption by the Mayor and Township Council; and

**WHEREAS**, The Township Planner has now recommended that a further amendment to Chapter 108 be made to delete Extended Intermediate and Long Term Care facilities from R-20, R-30 and RRFLP zones to carry out the intention of the Master Plan to eliminate "hospitals" from the zones and maintain the medium density land use standard contemplated by the Master Plan. Those recommendations are attached as Exhibit "A"; and

**WHEREAS**, The Township Council has referred this proposed amendment to the Planning Board as required by N.J.S.A. 40:55-D-26; and

**WHEREAS**, The Planning Board believes these amendments are consistent with the Township Master Plan and recommends their adoption; and

**WHEREAS**, the Township Council and its attorney, engineer and planner agree that the additional amendment is necessary and consistent with the Master Plan;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Township of Monroe, County of Middlesex, State of New Jersey, that §108-6.9D, §108-6.10D and §108-6.27D of the Monroe Township Land Use Ordinance be amended to delete "Extended Intermediate and Long Term Care facilities as Conditional Uses" and §108-6.27D be amended to delete Hospitals as Conditional Uses.

**BE IT FURTHER ORDAINED** that the Township Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other person entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Middlesex County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 3.** If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**SECTION 4.** This Ordinance shall take effect upon final passage and publication as provided by law.

**SO ORDAINED** as aforesaid.

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GERALD W. TAMBURRO, Council President

**NOTICE**

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on March 3, 2014. Said Ordinance will again be read and considered for final passage at a meeting of the Monroe Township Council to be held at 7:00 p.m. on April 7, 2014 in the Municipal Complex, 1 Municipal Plaza, Monroe Twp., New Jersey 08831. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.

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SHARON DOERFLER, Township Clerk

**MAYORAL APPROVAL**

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.

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RICHARD PUCCI, Mayor

Date Signed \_\_\_\_\_