

THE FOLLOWING IS A **PRELIMINARY AGENDA** AND THERE MAY BE CHANGES MADE TO THE AGENDA BEFORE OR AT THE MEETING, AS PROVIDED BY LAW.

REGULAR MEETING
OF THE MONROE TOWNSHIP COUNCIL
FOR APRIL 7, 2014

AGENDA

1. Call to Order. (7:00 p.m.)

2. Salute to the Flag.

3. **ROLL CALL:**
Councilman Stephen Dalina
Councilman Michael Leibowitz
Councilwoman Elizabeth Schneider
Council Vice-President Leslie Koppel
Council President Gerald W. Tamburro _____

4. Council President Tamburro to request the following **SUNSHINE LAW** be read into the record:

In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the Minutes of this meeting that adequate notice of this meeting has been provided by the following:
 1. Posted on January 3, 2014 on the Bulletin Board of the Office of the Township Clerk in the Municipal Building, 1 Municipal Plaza and remains posted at that location for public inspection;
 2. Printed in the **HOME NEWS TRIBUNE** and **CRANBURY PRESS** on January 3, 2014;
 3. Posted on the Bulletin Boards within the Municipal Complex;
 4. Posted on the Monroe Township website; and
 5. Sent to those individuals who have requested personal notice.

In accordance with Chapter 3, Section 17 of the Monroe Township Code, Public Comment shall be limited to five (5) minutes unless further time is granted by the Council President.

5. **PROCLAMATION** of Mayor Pucci:

**ARBOR DAY
APRIL 25, 2014**

6. **MOTION** to approve the **CLAIMS** per run date of **03/27/2014** (Twp. and M.T.U.D.).

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

7. **MOTION** to approve the **MINUTES** of the following meetings as written and presented:

February 24, 2014 - Agenda Meeting
March 3, 2014 - Regular Meeting

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

8. Second Reading Ordinance entitled: **ORDINANCE ACCEPTING A WATER MAIN EASEMENT FROM TOLL NJ II, LP ON A PORTION OF LOT 1 (NEW PROPOSED LOT 1.10) IN BLOCK 16.**

MOTION: _____

SECOND: _____

PUBLIC HEARING/DISCUSSION

ROLL CALL: Ayes _____ Nays _____

9. Second Reading Ordinance entitled: **ORDINANCE FURTHER AMENDING CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED, "LAND DEVELOPMENT"**. (If adopted, will delete Extended Intermediate & Long Term Care facilities as Conditional Uses from the R20, R30 & RRFLP zones & eliminate Hospitals as Conditional Uses in the RRFLP zones)

MOTION: _____

SECOND: _____

PUBLIC HEARING/DISCUSSION

ROLL CALL: Ayes _____ Nays _____

10. Introduction of an Ordinance entitled: **ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.**

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

11. Introduction of an Ordinance entitled: **ORDINANCE AMENDING CHAPTER 78 THEREOF ENTITLED "PERSONNEL POLICIES AND PROCEDURES"**

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

12. Introduction of an Ordinance entitled: **ORDINANCE AMENDING CHAPTER 39 THEREOF ENTITLED "FEES"**.

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

13. Council President Tamburro to advise there is a need to fill the expired four (4) year terms of **Vincent LaFata, Dhaval Patel** and **Mark Klein**, as regular members on the Zoning Board of Adjustment.

14. Request for a **MOTION** to **reappoint Vincent LaFata, Dhaval Patel** and **Mark Klein** as regular members on the Zoning Board of Adjustment, with said terms to expire four (4) years from each of their original dates of expiration.

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

15. Council President Tamburro to advise there is a need to fill the position of a regular member on the Zoning Board of Adjustment.

16. Request for a **MOTION** to move **Henry C. Sloan** from the Alternate 3 position to the position of regular member, having a four year term expiring 12/31/2016.

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

17. Council President Tamburro to advise there is a need to fill the position of Alternate 1 member on the Zoning Board of Adjustment, previously held by Elizabeth "Betty" Schneider.

18. Request for a **MOTION** to move **Stanley J. Teller** from the Alternate 4 position to the Alternate 1 position for an unexpired two (2) year term ending 12/31/2014.

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

19. Council President Tamburro to announce **Nominations** are in order for the position of **Alternate 2** member on the Zoning Board of Adjustment to fill the expired two (2) year term of Len Zivin.

NOMINATION OF: _____ NOMINATION OF: _____

NOMINATED BY: _____ NOMINATED BY: _____

SECONDED BY: _____ SECONDED BY: _____

20. If no further Nominations, request for a **Motion** to Close the Nominations for position of Alternate No. 2 member.

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

21. Request for a **ROLL CALL** on the Nomination of Alternate 2 member on the Zoning Board of Adjustment.

ROLL CALL: Ayes _____ Nays _____

22. Council President Tamburro to announce **Nominations** are in order for the position of **Alternate 3** member on the Zoning Board of Adjustment.

NOMINATION OF: _____ NOMINATION OF: _____

NOMINATED BY: _____ NOMINATED BY: _____

SECONDED BY: _____ SECONDED BY: _____

23. If no further Nominations, request for a **Motion** to Close the Nominations for position of Alternate No. 3 member.

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

24. Request for a **ROLL CALL** on the Nomination of Alternate No. 3 member on the Zoning Board of Adjustment.

ROLL CALL: Ayes _____ Nays _____

25. Consideration of a **RESOLUTION** entitled: **RESOLUTION APPOINTING MEMBERS TO THE ZONING BOARD OF ADJUSTMENT.**

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

26. **RESOLUTIONS** for **CONSIDERATION** under **CONSENT AGENDA:**

- a. **RESOLUTION AUTHORIZING MODIFICATION TO THE CALCULATION OF THE TAX COLLECTION RATE.**

- b. **RESOLUTION INTRODUCING THE 2014 MUNICIPAL BUDGET.**
- c. **RESOLUTION PROVIDING THAT THE 2014 MUNICIPAL BUDGET BE READ BY TITLE AT THE TIME OF THE PUBLIC HEARING.**
- d. **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH INTERNATIONAL FIREWORKS MANUFACTURING COMPANY. (July 4th Fireworks Display in Thompson Park - \$16,000)**
- e. **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT WITH INSURANCE DESIGN ADMINISTRATORS.**
- f. **RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF MONROE AND THE COUNTY OF MIDDLESEX, DIVISION OF SOLID WASTE MANAGEMENT FOR THE E-WASTE SUBSIDY PROGRAM.**
- g. **RESOLUTION PROVIDING ADVICE AND CONSENT TO THE APPOINTMENT OF MEMBER TO THE LIBRARY BOARD OF TRUSTEES.**
- h. **RESOLUTION AUTHORIZING AWARD OF A PROFESSIONAL SERVICES CONTRACT TO TIMOTHY HOFFMAN REAL ESTATE APPRAISERS, INC. FOR APPRAISAL SERVICES RELATED TO BLOCK 27.02, LOTS 17.01, 17.02, 18.04 AND 18.05.**
- i. **RESOLUTION AUTHORIZING AMENDMENT TO A GRANT AGREEMENT BETWEEN THE COUNTY OF MIDDLESEX, DEPARTMENT OF HUMAN SERVICES AND THE TOWNSHIP OF MONROE, OFFICE ON AGING FOR OUTREACH SERVICES.**
- j. **RESOLUTION REFUNDING TAX OVERPAYMENTS.**
- k. **RESOLUTION REFUNDING THIRD PARTY TAX LIEN PREMIUM PAYMENTS.**
- l. **RESOLUTION AUTHORIZING THE PURCHASE OF UPGRADED RADIO EQUIPMENT FOR THE MONROE TOWNSHIP EMS UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM.**
- m. **RESOLUTION AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES POSTED FOR STONEBRIDGE PHASE 2 – SECTION 9.**
- n. **RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE AND MAINTENANCE GUARANTEES POSTED FOR THE SIGNALIZATION OF APPLGARTH ROAD AND CLEARBROOK PLAZA.**
- o. **RESOLUTION AUTHORIZING RELEASE OF PERFORMANCE AND MAINTENANCE GUARANTEES POSTED FOR THE MONROE TOWNSHIP OAK TREE SCHOOL FIELD LIGHTING.**
- p. **RESOLUTION AUTHORIZING THE PAYMENT OF AN INVOICE FROM ADT SECURITY SERVICES, INC. RELATED TO SECURITY, FIRE, CAMERAS & ACCESS SYSTEMS.**

- q. RESOLUTION AUTHORIZING THE TOWNSHIP BUSINESS ADMINISTRATOR/QPA TO PREPARE PLANS, SPECIFICATIONS AND ADVERTISE FOR RECEIPT OF BIDS FOR SECURITY, FIRE, CAMERAS & ACCESS SYSTEMS.
- r. RESOLUTION RESCINDING RESOLUTION NO. R-2-2014-019 AND AUTHORIZING ASSIGNMENT OF TOWNSHIP TAX LIEN NO. 11-00160 (BLOCK 38, LOT 1) TO JM FERMIN d/b/a NORTHERN INVESTMENT, LLC.
- s. RESOLUTION AUTHORIZING ASSIGNMENT OF TOWNSHIP TAX LIEN NO. 92-00220 (BLOCK 106.89, LOT 31) TO LUCILLE DiPASQUALE.
- t. RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT BY AND BETWEEN FRANCIS E. PARKER MEMORIAL HOME, INC. AND THE TOWNSHIP OF MONROE REGARDING CONSTRUCTION OF AN OFF-TRACT SANITARY SEWER LINE ALONG SCHOOLHOUSE ROAD TO SPOTSWOOD-GRAVEL HILL ROAD WITHIN THE TOWNSHIP OF MONROE.
- u. RESOLUTION AUTHORIZING AMENDMENT TO THE SHARED SERVICES AGREEMENT WITH THE BOROUGH OF JAMESBURG FOR ENFORCEMENT OF ZONING AND HOUSING REGULATIONS.
- v. RESOLUTION AUTHORIZING EMERGENCY 2014 TEMPORARY BUDGET AMENDMENT.
- w. RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT BY AND BETWEEN THE TOWNSHIP OF MONROE AND USGOVBID FOR THE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ON-LINE AUCTION WEBSITE.
- x. RESOLUTION AUTHORIZING THE PURCHASE OF TWO VEHICLES UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP POLICE DEPARTMENT.
(Two - 2014 Dodge Charger Pursuit Vehicles)
- y. RESOLUTION AUTHORIZING THE PURCHASE OF TWO VEHICLES UNDER THE STATE OF NEW JERSEY COOPERATIVE PURCHASING PROGRAM FOR THE MONROE TOWNSHIP POLICE DEPARTMENT.
(Two - 2014 Chevy Tahoe SSV 4x4 Vehicles)
- z. RESOLUTION AUTHORIZING THE DISCHARGE OF AFFORDABLE HOUSING LIEN ON 1145 MORNING GLORY DRIVE.
- aa. RESOLUTION RESCINDING RESOLUTION NO. R-3-2014-074 AUTHORIZING THE PURCHASE OF A VEHICLE UNDER STATE CONTRACT NO. A83777, HAVING NOW EXPIRED, AND AUTHORIZING THE PURCHASE OF A VEHICLE FROM AN APPROVED VENDOR UNDER THE STATE COOPERATIVE PURCHASING PROGRAM.
- bb. RESOLUTION AUTHORIZING AWARD OF CONTRACT TO LEGGETTE, BRASHEARS & GRAHAM, INC. FOR GENERAL HYDRO-GEOLOGICAL CONSULTING SERVICES FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT ("M.T.U.D.")

- cc. RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 2 SUBMITTED BY DeMAIO ELECTRICAL COMPANY, INC. FOR CONTRACT 402 – “ASHMALL AVENUE PUMP STATION #7 IMPROVEMENTS” FOR THE MONROE TOWNSHIP UTILITY DEPARTMENT (“M.T.U.D.”).
- dd. RESOLUTION AUTHORIZING AWARD OF BID FOR THE MONROE TOWNSHIP 2014-2015 LANDSCAPING SERVICES.

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

27. Mayor's Report.

28. Administrator's Report.

29. Engineer's Report.

30. Council's Reports.

31. Public. (5 Minutes per Speaker)

32. Adjournment. (P.M.)

MOTION: _____

SECOND: _____

ROLL CALL: Ayes _____ Nays _____

Office of the Mayor



Proclamation

ARBOR DAY

APRIL 25, 2014

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be put aside for the planting of trees; and

WHEREAS, this holiday, called **ARBOR DAY**, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, **ARBOR DAY** is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious top soil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving paper, wood for our homes, fuel for our fires and countless other wood products; and

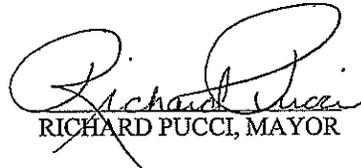
WHEREAS, trees in our township increase property values, enhance the economic vitality of business areas, beautify our community and provide a source of joy and spiritual renewal; and

WHEREAS, Monroe Township has been recognized as **Tree City USA** by the National Arbor Day Foundation;

NOW, THEREFORE, I, RICHARD PUCCI, Mayor of the Township of Monroe, do hereby proclaim **April 25, 2014** as **ARBOR DAY** in **Monroe Township** and urge all citizens to support efforts to care for our trees and woodlands and to support our Township's Community Forestry Program;

BE IT FURTHER PROCLAIMED that I urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

Dated: March 27, 2014


RICHARD PUCCI, MAYOR

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: _____

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING A WATER MAIN EASEMENT FROM TOLL NJ II, LP
ON A PORTION OF LOT 1 (PROPOSED LOT 1.10) IN BLOCK 16**

WHEREAS, Toll NJ II, LP ("Toll"), the successor-in-interest to Applegarth Developers, LLC (a/k/a England Estates), the entity who received preliminary and final minor subdivision approval of application PB-1109-11 on March 22, 2012, memorialized on April 26, 2012, and the Township Engineer has determined that the Township requires a Water Main Easement on a portion of Lot 1 (new proposed Lot 1.10) in Block 16 ("Easement"); and

WHEREAS, Toll has agreed to convey the Easement to the Township of Monroe; and

WHEREAS, the Township Engineer has reviewed the attached metes and bounds description of said Easement and has found same to be in conformity with the Planning Board approval and hereby recommends acceptance of the deed of dedication, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Township Council has, after consultation with its legal and engineering professionals, determined that it is in the public interest to accept the dedication of the Easement from Toll NJ II, LP;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Monroe, County of Middlesex, State of New Jersey, as follows:

SECTION 1. The Mayor, Township Clerk and Township Attorney are hereby authorized and directed to take all steps and execute any documents which are reasonably necessary to accept the dedication by Toll NJ II, LP of the Easement.

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.

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.

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.

RICHARD PUCCI, Mayor

Date Signed _____

AMERTECH ENGINEERING, INC.

ENGINEERS, SURVEYORS AND PLANNERS

757 RIDGEWOOD AVENUE
NORTH BRUNSWICK, NJ 08902
(732) 828-3535 • FAX (732) 249-0859 • E-MAIL main@amertechengineering.com

**DEED DESCRIPTION
20' WIDE WATER MAIN EASEMENT**

December 4, 2013 rev. December 17, 2013
(Ref No. 08-070, 13-071)

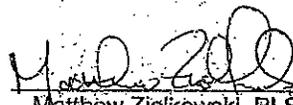
Part of Lot 1, Block 16
Monroe Township, Middlesex County
New Jersey

Beginning at a point on the proposed easterly Right of Way line of Old Church Road, (said point having New Jersey State Plane Coordinates NAD 83 of N: 528526.313, E: 502646.018) and being North 02 Degrees 10 Minutes 33 Seconds West a distance of 368.87' from the intersection of the projected northerly proposed sideline of Mount Road with the aforementioned proposed easterly sideline of Old Church Road, Thence,

1. Along said proposed easterly sideline of Old Church Road, North 02 Degrees 10 Minutes 33 Seconds West a distance of 20.03' to the dividing line between proposed lot 1.09 and 1.10 (said point having New Jersey State Plane Coordinates NAD 83 of N: 528546.325, E: 502645.258), thence;
2. Continuing along said dividing line, North 84 Degrees 53 Minutes 12 Seconds East a distance of 540.57' to an angle point (said point having New Jersey State Plane Coordinates NAD 83 of N: 528594.505, E: 503183.676); thence
3. Continuing along said dividing line, North 89 Degrees 19 Minutes 38 Seconds East a distance of 50.00' to a point (said point having New Jersey State Plane Coordinates NAD 83 of N: 528595.092 E:503233.673) on the proposed Right of Way line of Belmont Court; thence;
4. Along said proposed Right of Way line of Belmont Court, along a curve to the left with a Radius of 50.00', with a Delta Angle of 23 Degrees 34 Minutes 41 Seconds , with an Arc Length of 20.58', with a Chord Bearing of South 12 Degrees 27 Minutes 43 Seconds East , and a Chord Length of 20.43', to a point (said point having New Jersey State Plane Coordinates NAD 83 of N: 528575.142, E: 503238.081), thence
5. South 89 Degrees 19 Minutes 38 Seconds West a distance of 53.40' to an angle point (said point having New Jersey State Plane Coordinates NAD 83 of N: 528574.515, E: 503184.686); thence;
6. South 84 Degrees 53 Minutes 12 Seconds West a distance of 540.82' to the point and place of Beginning

Containing 11,834 Square Feet of Land.

Being shown on a map titled "Colts Run at Monroe Final Plat Section 1, Final Plat Major Subdivision Lot 1 Block 16, Lots 5.03 & 5.21 Block 6 Monroe Township, Middlesex County, New Jersey, Tax Map Sheet #s 9, 17 & 18," dated November 8, 2010 and revised thru 9/12/13 and is about to be filed in the Middlesex County Clerk's Office.


Matthew Ziolkowski, PLS
New Jersey Professional Land
Surveyor License No. GS42238
December 17, 2013

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"**

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.

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.

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.

RICHARD PUCCI, Mayor

Date Signed _____

EXHIBIT "A"

MARK A. REMSA, PP, CLA, AICP, ASLA
PROFESSIONAL PLANNER – LANDSCAPE ARCHITECT
10 DEWBERRY COURT
MOUNT LAUREL, NEW JERSEY 08054
(856) 979-6188
Fax (856) 802-1557
Email maremsa@aol.com

MEMORANDUM

To: Monroe Township Planning Board
From: Mark A. Remsa, Planning Board Planner
Date: February 13, 2014
Subject: Change in Permitted Conditional Use for R20 and R30 Residential Zones
And RR-FLP Rural Residential-Farmland Preservation Zone

Please know that there may be a need to consider changing the permitted conditional use sections for the R20 and R30 Residential and RR-FLP Rural Residential-Farmland Preservation zoning districts set forth in Chapter 108, Land Development Ordinance of Monroe Township. The recommended changes are the deletion of "extended, intermediate and long-term care facilities" from the R20 and R30 conditional uses and "sanitariums, convalescent, rest homes and hospitals" from RR-FLP conditional uses.

Basis for Recommended Changes:

1. The 2011 Master Plan, Land Use Plan Element adopted on July 6, 2011 made the following recommendation for the R20 and R30 zoning districts:

Recommendation no. 1: Since the objective of the R-30 and R-20 land use categories is to foster the creation of and protect and preserve the medium density residential character of areas designated these categories, it is recommended to remove hospitals as conditional uses in the R-30 and R-20 zoning regulations.

2. The 2011 Master Plan provided the following land use goals and objectives (LUGOs), which pertain to the RR-FLP zoning district:

Previous LUGO, Residential no. 1: Preserve and protect existing viable residential neighborhoods by promoting infill development within the framework of existing zoning densities. Maintain a sound balance between planned retirement communities and non-age restricted residential development.

Previous LUGO, Residential no. 6: Residential densities should be reduced in areas not within the 208 Water Plan, areas designated as an Agricultural Development Area (ADA) or designed as Rural Planning Area in the State Development and Redevelopment Plan or other nonsewered

Areas.

New LUGO, Residential no. 1: Residential zoning districts located within areas that are to remain un-sewered according to the Township's and Middlesex County's wastewater management plan should be evaluated, in terms of newly promulgated New Jersey Department of Environmental Protection regulations that apply nitrate dilution analysis to determine the environment's carrying capacity, for a reduction in density. Requiring larger lots in these un-sewered areas are intended to address the carrying capacity of the environment in which septic systems will be utilized and, as a consequence, may cause more variances sought for undersized lots. Each variance request must be evaluated on a case-by-case basis.

3. The 2011 Master Plan categorized residential land uses into two major types: (1) rural residential development and (2) suburban residential development. The rural residential development category is described as areas lacking public sanitary sewers and having the need to ensure non-sewered areas are not overly developed to protect the environment. Eliminating sanitariums, convalescent, rest homes and hospitals from conditional uses of the RR-FLP zone will ensure that the RR-FLP zone is not overly developed with intensive uses and the rural nature of the zone is protected and preserved.

The R20 and R30 zones are categorized as suburban residential development. The 2011 Master Plan clearly recommended removing hospitals, which are a type of extended, intermediate and long-term care facilities, from the R20 and R30 zones. Eliminating such uses will ensure that the R20 and R30 zones are not overly developed.

Recommendations:

1. For R20 zone delete section 108-6.9.D.(7) "extended, intermediate and long-term care facilities" from conditional uses.
2. For R30 zone delete section 108-6.10.D.(7) "extended, intermediate and long-term care facilities" from conditional uses.
3. For RR-FLP zone delete section 108-6.27.D.(6) "sanitariums, convalescent, rest homes and hospitals" from conditional uses.