

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: _____

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING CHAPTER 108 OF THE CODE OF THE TOWNSHIP OF MONROE
ENTITLED, "LAND DEVELOPMENT",
SPECIFICALLY ARTICLE VII, SECTION 7.3. ENTITLED,
"WIRELESS COMMUNICATION FACILITIES"**

BE IT ORDAINED by the Township Council of the Township of Monroe, in the County of Middlesex, State of New Jersey, that the Code of the Township of Monroe, Chapter 108 entitled, "Land Development" shall be amended as follows:

SECTION 1.

§ 108-7.3. Wireless communication facilities.

G. Requirements for first priority locations.

- (1) Notwithstanding any provision of this Land Development Ordinance of the Township of Monroe to the contrary, the location and height of antenna(s) on, or within, any of the existing structures within the Township identified in Addendum 1 to this section, and any accessory shelters enclosing the related electronic equipment, shall be considered permitted uses in the subject zoning district and, therefore, shall not require conditional use approval in accordance with N.J.S.A. 40:55D-67 of the Municipal Land Use Law, nor shall any variance be required in accordance with N.J.S.A. 40:55D-70d. of the Municipal Land Use Law.
- (2) Moreover, the location and height of the antenna(s) on, or within, any of the existing structures within the Township identified in Addendum 1 to this section, and any accessory shelter(s) enclosing the related electronic equipment, shall not require site plan approval, but shall require the review and approval of a submitted application by the Monroe Township Planning Administrator and by the Monroe Township Engineer.
- (3) The applicant first shall meet with the Township Planning Administrator and the Township Engineer to discuss the proposed location of the wireless communication antennas, the proposed location and possible landscape screening of any accessory shelter(s) enclosing the related electronic equipment, and any other construction that may be proposed or required regarding the installation of the proposed antennas.
- (4) In accordance with the instructions given to the applicant by the Township Planning Administrator and by the Township Engineer at the time of the meeting, the applicant thereafter shall submit plans and documentation for review, approval and signing by the Township Planning Administrator and by the Township Engineer, and no construction permit shall be issued by the Township Construction Official until he or she is in receipt of such signed plans.
- (5) In any case, the height of any proposed antenna extending above any existing structure shall not exceed ten (10) feet and all antennas shall be flush mounted antennas totaling no more than twelve (12) in number.

- (a) ~~A fee of one thousand dollars (\$1,000.) for the review of the information shall be submitted to the township by the applicant.~~ **Required fees:**
- (b) **A "Municipal Administrative Fee" of \$250. which is charged to the applicant to cover the costs associated with the clerical processing and filing of the application, which fee shall be nonrefundable.**
- (c) **A "Professional Review Fee" in the amount of \$750 to be maintained by the Municipal Finance Officer.**

(6) **Additional Fees.**

- (a) **Whenever an applicant resubmits plans to the township for professional review, the applicant shall be required to deposit therewith an additional "Professional Review Fee" in the amount of \$250. to be maintained by the Municipal Finance Officer.**

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, subdivision, 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 subject to a copy being filed with the Middlesex County Planning Board.

GERALD W. TAMBURRO, Council President

NOTICE

Notice is hereby given that the foregoing Ordinance has been introduced and passed on first reading at a meeting of the Monroe Township Council held on April 6, 2015. 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 May 4, 2015 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 its consideration for final passage.

SHARON DOERFLER, Township Clerk

MAYORAL APPROVAL

By virtue of the Optional Municipal Charter Law of 1950 and Section 3-19 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 _____