

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO. O-5-2017-011

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

WHEREAS, by Resolution dated January 26, 2017, the Monroe Township Planning Board amended the Land Use Plan Element of the Master Plan; and

WHEREAS, said amendment requires an amendment to the Official Zoning Map and area requirements for the RR-FLP Zone; and

WHEREAS, the Township Council believes these amendments to be in the best interest of the Township;

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

SECTION 1.

- (A) Section 108-6.2 of the Code entitled "Official Zoning Map" of Monroe Township, New Jersey, dated September 7, 2016, and as amended from time to time thereafter, is hereby amended for the purpose of re-zoning Block 26, Lot 18 from R-30 Residential to NC Neighborhood Commercial. Amended Map dated January 6, 2017 is attached hereto as Exhibit A.
- (B) Section 108-6.4 shall be amended to change the minimum lot size for the RR-FLP Zone from 6 acres to 10 acres.
- (C) Section 108-6.27.C. shall be amended to read "The area, yard and building requirements are specified for this zone in the schedule of requirements in § 108-6.4 of this Article and the applicable subsections of this chapter, with the provision that individual lots containing less than 10 acres that complied with the minimum six-acre lot requirement and all other area, yard and building requirements of the RR-FLP district at the time of the adoption of the ordinance for increasing minimum lot size to ten acres shall be 'grandfathered' under the prior RR-FLP area, yard and building requirements."

SECTION 2.

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 3.

If any section, subdivision, sentence, 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.

SO ORDAINED as aforesaid.

STEPHEN DALINA, Council President

RECORDED VOTE – INTRODUCTION – May 1, 2017						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen			X			
Councilman Dipierro						X
Councilman Leibowitz		X	X			
Council V. President Schneider	X		X			
Council President Dalina			X			

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 May 1, 2017. Said Ordinance will again be read and considered for final passage at a meeting of the Monroe Township Council to be held on June 7, 2017 at 7:00 p.m. in the Municipal Complex, 1 Municipal Plaza, Monroe Township, New Jersey. 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.

PATRICIA REID, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION– June 7, 2017						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen						
Councilman Dipierro						
Councilman Leibowitz						
Council V. President Schneider						
Council President Dalina						

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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.

GERALD W. TAMBURRO, Mayor

Date Signed: _____