

TOWNSHIP OF MONROE PLANNING BOARD

RESOLUTION

AMENDMENT OF LAND USE PLAN ELEMENT OF THE MASTER PLAN

WHEREAS, on or about July 28, 2011 the Monroe Township Planning Board adopted the Master Plan prepared by Mark A. Remsa, P.P. for the comprehensive development of the Township of Monroe and in compliance with the requirements of the Municipal Land Use Law NJSA 40:55D-28; and

WHEREAS, at the time of adoption of said Master Plan, it was noted that the Master Plan must be subject to constant review and updating in light of the changing needs, and further that the Planning Board should review each year the concepts and ideals as related to development that have actually occurred during the year; and

WHEREAS, Mark A. Remsa, P.P., L.L.A., Planning Consultant to the Monroe Township Planning Board made a presentation and issued a report that the Monroe Township Master Plan Land Use Element be amended to reflect the changes as indicated in the 2017 Master Plan Amendment Land Use Plan Element dated January 2017 attached hereto and made a part hereof; and

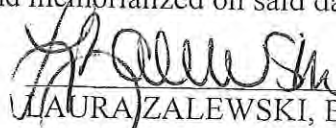
WHEREAS, the Monroe Township Planning Board in consultation with its legal counsel and planning consultants, has reviewed the above referenced report and believes that the recommendations contained therein are in the best interest of the Township of Monroe; and

WHEREAS, Public Notice, by publication in the official newspaper of Monroe Township and notice to the County Planning Board has been given pursuant to NJSA 40:55D-13, and in compliance thereof.

NOW THEREFORE BE IT RESOLVED by the Monroe Township Planning Board that, based upon the presentation of Mark A. Remsa, P.P., and 2017 Master Plan Amendment Land Use Plan Element report which is attached hereto and incorporated herein by reference, the Land Use Plan Element of the Monroe Township Master Plan is hereby amended to reflect the changes shown in the 2017 Master Plan Amendment Land Use Plan Element report dated January 2017 attached hereto and made a part hereof; and

IT IS FURTHER RESOLVED that the Monroe Township Master Plan Map be revised to reflect the above referenced amendment.

I hereby certify that the foregoing is a true copy of the Resolution adopted by the Monroe Township Planning Board on January 26, 2017, and memorialized on said date.


LAURA ZALEWSKI, Board Secretary

2017 MASTER PLAN AMENDMENT LAND USE PLAN ELEMENT

**TOWNSHIP OF MONROE
MIDDLESEX COUNTY, NEW JERSEY**

**Prepared for:
Monroe Township Planning Board
One Municipal Plaza
Monroe Township, N.J. 08831**

**Prepared by:
Mark A. Remsa, P.P., L.L.A.
10 Dewberry Court
Mount Laurel, N.J. 08054**

Adopted Jan 26, 2017

2017 MASTER PLAN AMENDMENT LAND USE PLAN ELEMENT

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Mark A. Remsa, N.J.P.P. Lic. No 4039

2017 MASTER PLAN AMENDMENT LAND USE PLAN ELEMENT

Township Mayor and Council

Gerald W. Tamburro, Mayor
Leslie Koppel, Council President
Stephen Dalina, Council Vice-President
Blaise Dipierro, Councilman
Michael Leibowitz, Councilman
Elizabeth "Betty" Schneider, Councilwoman

Wayne R. Hamilton, Business Administrator
Patricia Reid, RMC, CMR, Township Clerk

Township Planning Board

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Len Levene, Vice Chairman

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Michael Leibowitz,	Gerald W. Tamburro,
Councilman	Mayor
Andy Paluri	Terry Van Dzura
Anthony Zarillo	
Roslyn Brodsky, Alternate 1	

Robert Hudak, P.P, Planning Director
Laura Zalewski, Board Secretary
Mark A. Remsa, P.P., Board Planner
Jerome Convery, Esq., Board Attorney
Mark Rasimowicz, P.E., Board Engineer

2017 MASTER PLAN AMENDMENT LAND USE PLAN ELEMENT

Master Plan Steering Committee

Stephen Dalina, Vice President of Council
Carol Damiani, Zoning Board of Adjustment Chairman
Michael Leibowitz, Councilman
**Karen Polidoro, Planning Board and Environmental Commission
Member**
Douglas Poye, Citizen
David Rothman, Planning Board Chairman

Staff:

Jerome Convery, Esq., Planning Board Attorney
Mark Rasimowicz, P.E., Planning Board Engineer
Mark A. Remsa, Planning Board Planner
Robert Hudak, P.P, Planning Director

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MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
January 2017

INTRODUCTION

In planning for the future of the Township of Monroe, the Planning Board of Monroe Township (Planning Board) strives to strike a balance between growth and preservation. The Planning Board continually examines and evaluates residential and non-residential growth and development to address current and future needs of the community and the statutory mandates to provide for various types of land uses. The Planning Board has identified opportunities to refine the Land Use Plan Element of the Master Plan. The Planning Board has prepared this amendment to the Land Use Plan Element to recommend various land use changes.

RECOMMENDATIONS

RR-FLP Rural Residential-Farmland Preservation District

The RR-FLP Rural Residential-Farmland Preservation District is intended to have very low-density residential development consisting of detached single-family dwellings that are served by individual wells and septic systems on lots containing at least six acres. Lands within the RR-FLP district are impacted by environmentally sensitive areas that have the presence of high seasonal groundwater and freshwater wetlands and, in some instances, are impacted by flooding. The Planning Board finds that these environmentally sensitive lands should be preserved and residential development kept to a minimum to limit environmental degradation.

Recommendation:

1. Change the required minimum lot size in the RR-FLP Rural Residential-Farmland Preservation District from six acres to ten acres. A provision to the zoning requirements for the RR-FLP district should "grandfather" individual lots that met the minimum six-acre requirement and all other yard, area and bulk requirements at the time of the adoption of the ordinance change requiring a minimum ten-acre lot. Such "grandfathered" lots should be prohibited from further subdivision under the former six-acre requirement, meaning that "grandfathered" lots are limited to only one dwelling on one lot.

R-3A Residential Agricultural District

The R-3A Residential Agricultural District is intended to have low-density residential development consisting of detached single-family dwellings on lots containing at least three acres. In 2008 the Planning Board recommended and the Monroe Township Council created by ordinance the PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted overlay zone in the R-3A district to address Monroe Township's affordable housing obligation with inclusionary housing comprising age-

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restricted market-rate housing and affordable family rental housing. Since 2008 no development has occurred in the R-3A district according to the PRD-AH-AR overlay zone. In 2015 Monroe Township pursued a declaratory judgment to have its 2008 Housing Element and Fair Share Plan approved by Superior Court in Middlesex County. As a result of this action an intervenor stepped forward asking to have a specific parcel of land, which contains about 73 acres, within the PRD-AH-AR overlay zone approved for non-age-restricted market-rate housing and affordable age-restricted housing. The Monroe Township Council has agreed to settle with this intervenor making the change to the PRD-AH-AR overlay zone. In June 2016 the Planning Board adopted a new Housing Element and Fair Share Plan, which recommends the creation of the new overlay zone R-ARAF Residential-Age Restricted Affordable Housing, to comport with the Township Council's settlement with the intervenor. The new Housing Element and Fair Share Plan also recommends eliminating the PRD-AH-AR overlay zone in its entirety thereby restoring the balance of the district to R-3A.

Recommendations:

1. Eliminate the PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted overlay zone in the R-3A district for Lots 2, 4, 5, 10, 11.05, 13, 14, 15, 16.01 and 32 in Block 36 and Lot 1 in Block 36.02.
2. Create a new R-ARAF Residential-Age Restricted Affordable Housing overlay zone in the R-3A district for Lots 1.09, 3, 6, 9.01, 9.02 and 11.01 in Block 36. This new overlay zone should comport with the July 2016 Housing Element and Fair Share Plan adopted by the Planning Board in July 2016 and the court settlement with the intervenor. Permitted uses should include market-rate multi-family townhouses and apartments that are deed restricted to limit the number of bedrooms to two per dwelling unit and to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum number of market-rate units is 213. Also, permitted are affordable multi-family age-restricted rental apartments that are provided at a minimum twenty percent set aside of total dwellings units, which equates to fifty-three such affordable units.

R-30 Residential District

The crossroad area at the intersection of Applegarth Road and Cranbury Station Road has developed with small-scale commercial establishments, such as a bank and automobile repair shop. The lands south of this intersection are zoned NC Neighborhood Commercial. The lands north of this intersection and east of Applegarth Road is zoned R-30 Residential in which a former restaurant building that is now vacant exists. These lands to the north, which are irregular in shape and have grading challenges for residential development, are not particularly suited for residential development.

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Recommendation:

1. Change the zoning for Lot 18 in Block 26 from R-30 Residential to NC Neighborhood Commercial.

HD Highway Development District

As indicated above in the discussion about affordable housing in the R-3A Rural Residential District, Monroe Township pursued a declaratory judgment to have its Housing Element and Fair Share Plan approved by the courts. An intervenor, which owned a thirty two-acre parcel of land in the HD Highway Development District at the intersection of Route 33 and Butcher Road and developed a portion of his property with a convenience store and gasoline service station along the highway, requested a zone change to permit inclusionary residential development on his land. Monroe Township reached a settlement with the intervenor to permit market-rate townhouses and apartments and affordable apartments on his land.

Recommendations:

1. Change the zoning for Lot 13.2 in Block 1.14 from HD Highway Development to HD-R-AH Highway Development-Residential-Affordable Housing to comport with the adopted July 2016 Housing Element and Fair Share Plan and the Township court settlement.
2. Market-rate multi-family townhouse and apartment dwelling units should be deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum amount of market-rate multi-family townhouse and apartment dwelling units should not exceed 120.
3. Affordable multi-family family rental apartment dwelling units should be provided at a minimum twenty percent set aside of total dwelling units. The minimum amount of affordable multi-family family rental apartment dwelling units should be thirty.
4. HD Highway Development principal uses should be permitted within the first 400 feet from the right-of-way line of Route 33.

POCD Planned Office Commercial Development District

During the course of Monroe Township pursuing a declaratory judgment to have its Housing Element and Fair Share Plan approved by the courts, Monroe Township negotiated with a developer to provide affordable age-restricted housing with market-rate age-restricted housing on a seventeen-acre parcel of land that was partially developed with commercial uses. This land was located at the intersection of Applegarth Road and Cranbury-Half Acre Road in the POCD Planned Office Commercial Development District.

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Recommendations:

1. Change the zoning for Lots 2.10, 2.11, 2.12, 2.13 and 2.14 in Block 25 from POCD Planned Office Commercial Development to POCD-AR-AH Planned Office Commercial Development-Age Restricted-Affordable Housing to comport with the adopted July 2016 Housing Element and Fair Share Plan and the Township court settlement.
2. Market-rate multi-family apartment dwelling units should be deed restricted to permit only senior citizen residents as permitted in Monroe Township and to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum amount of market-rate multi-family age-restricted apartment dwelling units should not exceed 109.
3. Affordable multi-family age-restricted rental apartment dwelling units should be provided at a minimum twenty-three-and-twenty-four-hundredths percent (23.24%) set aside of total dwelling units. The minimum amount of affordable multi-family age-restricted rental apartment dwelling units shall be thirty-three. The affordable rental apartments should be deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom.

LI Light Industrial District

During the course of Monroe Township pursuing a declaratory judgment to have its Housing Element and Fair Share Plan approved by the courts, Monroe Township negotiated with a developer to provide a mix of commercial and inclusionary housing on a 247-acre parcel of land located in the LI Light Industrial District situated along the southern side of Route 33.

Recommendations:

1. Change the zoning for Lots 12.01, 13, 14, 26 and 27 in Block 3 from LI Light Industrial District to MU-HD-R-AH Mixed Use-Highway Development-Residential-Affordable Housing to comport with the adopted July 2016 Housing Element and Fair Share Plan and the Township court settlement.
2. Permit HD Highway Development principal uses.
3. Market-rate multi-family townhouse and apartment dwelling units should be deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum amount of market-rate multi-family townhouse and apartment dwelling units shall not exceed 1,273.
4. Affordable multi-family family rental apartment dwelling units should be provided at minimum eight-and-fifteen hundredths percent (8.15%) set aside of

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total dwelling units. The minimum amount of affordable multi-family family rental apartment dwelling units should be 113. The affordable rental apartments shall be deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom.

5. Pursuant to the court settlement, the inclusionary development in the MU-HD-RAH District shall be phased with the development of a one hundred percent (100%) affordable family rental project that consists of one hundred (100) dwelling units, which will be developed on Block 53, part of Lot 24 and shall set aside fifteen percent (15%) of the total one hundred percent (100%) affordable family rental dwelling units for very low-income households, and a one hundred percent (100%) affordable family rental project that consists of one hundred seventy-one (171) dwelling units, which will be developed on Block 6, Lots 12.06, 15.01, 23.01 and 27.01 and shall set aside fifteen percent (15%) of the total one hundred percent (100%) affordable family rental dwelling units for very low-income households.

COMPARISON WITH OTHER PLANNING DOCUMENTS

The Municipal Land Use Law requires municipal master plans to be prepared with consideration of their relationship with the plans of contiguous municipalities, county plans and the New Jersey State Development and Redevelopment Plan (SDRP).

Adjoining Municipalities, Middlesex County

The areas of Monroe Township, which are the subject of the recommended district changes, are adjacent to Manalapan Township in Monmouth County and near adjacent Millstone Township in Monmouth County. The other areas of Monroe Township that recommended for changes are located internally within the municipality and are not contiguous to any other neighboring municipality.

Manalapan Township, Monmouth County

The area of Manalapan Township that is contiguous to the recommended changes to the R-3A District and corresponding overlay zone is planned for suburban and rural development. The low-density residential development in the R-3A and the inclusionary housing in the recommended R-ARAF Residential-Age Restricted Affordable Housing overlay zone are compatible with the suburban and rural development planned in Manalapan Township.

Millstone Township, Monmouth County

The area of Millstone Township that is near the area in Monroe Township that is recommended for changes to the LI District is planned for a business park and

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low-density residential development. The recommended MU-HD-R-AH Mixed Use-Highway Development-Residential-Affordable Housing District is compatible with the non-residential uses and residential uses planned in Millstone Township.

Middlesex County

The Middlesex County *Comprehensive Plan* dated September 2013 is devoid of any specific land use recommendations for Monroe Township.

New Jersey State Development and Redevelopment Plan

The State Planning Commission adopted the current New Jersey State Development and Redevelopment Plan (SDRP) in 2001. Most of Monroe Township is designated Planning Area 2 Suburban (PA2), which coincides with the areas of the community planned for development that will be served by public sanitary sewers and water lines. Smaller areas in the northern portion of Monroe are designated Planning Area 1 Metropolitan (PA1) that is planned for more intensive, compact development. PA1 coincides Monroe's zoning districts for more compact development (R-7.5 and R-5 Residential and NC Neighborhood Commercial), which are served by sanitary sewers and water lines. The areas subject to the recommendations for inclusionary housing and mixed-use changes are located within PA2, which contemplates more intensive development, and the area recommended for low-density rural development is located in the Planning Area 4 Rural (PA4).

A new SDRP is long overdue. As of writing this master plan element amendment it is uncertain whether the State Planning Commission will adopt a new SDRP soon. Monroe Township must be vigilant in ensuring that any changes to the SDRP advance the Township's master plan.

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January 2017*

APPENDIX