

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 2013 Master Plan Amendment Land Use Plan Element dated April 25, 2013 attached hereto and made a part hereof; and

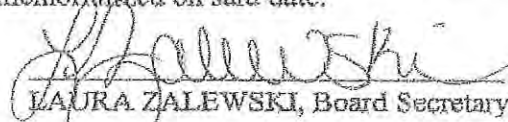
WHEREAS, the Monroe Township Planning Board in consultation with its legal counsel and planning consultants, has reviewed the above referenced report and believes that the recommendations contained therein are in the best interest of the Township of Monroe; and

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 2013 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 2013 Master Plan Amendment Land Use Plan Element report dated April 25, 2013 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 April 25, 2013, and memorialized on said date.


LAURA ZALEWSKI, Board Secretary

2013 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 April 25, 2013

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

2013 MASTER PLAN AMENDMENT LAND USE PLAN ELEMENT

Township Mayor and Council

**Richard Pucci, Mayor
Gerald W. Tamburro, Council President
Henry L. Miller, Council Vice-President
Stephen Dalina, Councilman
Leslie Koppel, Councilwoman
Michael Leibowitz, Councilman**

**Wayne R. Hamilton, Business Administrator
Sharon Doerfler, Township Clerk**

Township Planning Board

**David Rothman, Chairman
Len Levene, Vice Chairman**

**Morris Glass
Dr. Lloyd Kalugin
Leslie Koppel, Councilwoman**

**Andy Paluri
Richard Pucci, Mayor
John Riggs, Planning Dir.
Judy Sforza
Karen Polidoro, Alternate 1**

**Laura Zalewski, Board Secretary
Mark A. Remsa, P.P., Board Administrator
and Board Planner
Jerome Convery, Esq., Board Attorney
Ernest Feist, P.E., Board Engineer**

**2013 MASTER PLAN AMENDMENT
LAND USE PLAN ELEMENT**

Master Plan Steering Committee

**Carol Damiani, Zoning Board of Adjustment Chairman
Leslie Koppel, Councilwoman
Karen Polidoro, Environmental Commission Member
David Rothman, Planning Board Chairman
Gerald W. Tamburro, Council President**

Staff:

**Jerome Convery, Esq., Planning Board Attorney
Ernest Feist, P.E., Planning Board Engineer
Mark A. Remsa, Planning Board Administrator
and Board Planner
John Riggs, Planning Director**

2013 MASTER PLAN, LAND USE PLAN ELEMENT AMENDMENT MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

INTRODUCTION

The Land Use Plan Element of the Master Plan for Monroe Township was adopted by the Planning Board of Monroe Township on July 28, 2011. Since adopting the master plan, the Planning Board had the opportunity to take pause and examine the opportunity to slightly expand a zone for senior housing development in the southeastern portion of the township. After concluding its examination of these areas of Monroe, the Planning Board decided to refine the 2011 Land Use Plan Element by recommending land use changes to the southeastern portion of Monroe.

BACKGROUND

One area of Monroe Township has come under consideration for changes in land use: a small area in the southeastern portion of the municipality located along sections of Spotswood-Englishtown Road and Jamesburg Road.

The area in the southeastern portion of Monroe Township is zoned R3A Rural Residential and PD-SH Planned Development Senior Housing. The Regency senior housing development has been under construction for several years with numerous sections completed and occupied. There is an opportunity to expand the PD-SH zone into the adjacent R3A zone without impacting the surrounding area that has been developed with large-lot residential housing. The area under this consideration includes Block 35, portions of Lots 6.01 and 6.02.

LAND USE GOALS AND OBJECTIVES

The 2011 Master Plan set forth important goals and objectives for the future growth, development and preservation of Monroe Township. Those goals and objectives hold true for this Land Use Plan Amendment.

LAND USE RECOMMENDATIONS

The Land Use Plan Amendment sets forth recommendations for the following land use categories: R3A Rural Residential; and PD-SH Planned Development Senior Housing. The Amended Land Use Plan Map shows the geographical locations of the recommended changes to these land use categories.

R3A Rural Residential

Lands designated R3A Rural Residential are located throughout Monroe Township. These areas contain clustered housing developments, active farms, woodlands, open space and large-lot residential development. An area zoned R3A in the southeastern portion of the municipality located along the northeastern side of Jamesburg Road and the western side of Spotswood-Englishtown Road has been developed with detached single-family dwellings on

2013 MASTER PLAN, LAND USE PLAN ELEMENT AMENDMENT MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

large lots with a very large planned senior housing development to the north. There is an opportunity to extend the senior housing development by changing the land use designation of the subject area from R3A to PD-SH Planned Development Senior Housing.

Recommendation:

1. Change portions of Lots 6.01 and 6.02 in Block 35 from R3A to PD-SH Planned Development Senior Housing while ensuring that the portions of said lots remaining as R3A maintain at least 3 acres in area to comply with minimum lot area requirements of the R3A zone.

PD-SH Planned Development Senior Housing

The area of Monroe Township that is designated PD-SH Planned Development Senior Housing is located in the southeastern portion of the municipality along Spotswood-Englishtown Road and Jamesburg Road. This area has been developing as a planned senior housing project. An opportunity exists to expand the PD-SH zone by including an adjacent area in the R3A Rural Residential zone.

Recommendation:

1. Change portions of Lots 6.01 and 6.02 in Block 35 from R3A Rural Residential zone to PD-SH while ensuring that the portions of said lots remaining as R3A maintain at least 3 acres in area to comply with minimum lot area requirements of the R3A zone.

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). This section of the Land Use Plan Element Amendment reviews the relationship of Monroe Township's master plan with the plan of one municipality near the area in the southeastern portion of Monroe and the plans of two municipalities contiguous to the northwestern corner of Monroe Township. The recommendations for the southeastern portion of Monroe do not impact the other eight (8) municipalities that border Monroe Township. The recommendations of this Land Use Plan Element Amendment are compared with the *Middlesex County Growth Management Strategy Report* and the 2001 SDRP.

Contiguous Municipalities Adjacent to the Southeastern Portion

Manalapan Township, Monmouth County

The area considered for expanding the PD-SH Planned Development Senior Housing does not abut any adjacent municipalities. Notwithstanding, the closest municipality is Manalapan Township in Monmouth County. The lands in

2013 MASTER PLAN, LAND USE PLAN ELEMENT AMENDMENT MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

Manalapan adjacent to Monroe are zoned for low-density residential development. The slight expansion of the senior housing zone is compatible with single-family residential development are large lots.

Middlesex County

Middlesex County prepared the *Middlesex County Growth Management Strategy Report* that identified, under its Phase I, the need to provide infrastructure in the form of sanitary sewers and roads to accommodate existing and future development in Monroe Township. The recommendations for the southeastern portion of Monroe Township consider the extension of infrastructure to support the planned senior housing development.

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 area subject to the recommendations to expand the senior housing zone is located within PA2, which contemplates more intensive development.

The southern-central portion of Monroe is designated Planning Area 4 Rural (PA4), which coincides with the rural residential areas (RR-FLP Rural Residential-Farmland Preservation).

The area along Manalapan Brook is designated Planning Area 5 Environmentally Sensitive, which coincides with the FHC Flood Hazard Conservation district in Monroe.

A new SDRP is long overdue. As of writing this master plan 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.