

Municipal Landfill Redevelopment Plan

Block 148, Lots 36.01 and 37
Block 148.60, Lots 23.01, 24, 25, 26, and 27,



Township of Monroe

Middlesex County, New Jersey

June 2026

Prepared By

A handwritten signature in blue ink, appearing to read "C. Dochney".

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The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.



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1. INTRODUCTION

A. PLAN OVERVIEW

This redevelopment plan is intended to promote the remediation and reuse of the 85+ acre municipal landfill site located on Spotswood-Gravel Hill Road as a utility-scale solar energy generation facility.

The intent is to permit a solar energy generation facility while also ensuring that any such development has minimal impacts on adjacent residences surrounding the site.

B. PURPOSE AND STATUTORY BASIS OF THE REDEVELOPMENT PLAN

Redevelopment is the process of rebuilding a previously developed area of a community that has fallen into a state of disrepair. This can involve the acquisition and demolition of existing structures and facilities if needed to make way for new improvements. Redevelopment planning is the process of determining how the redevelopment of particular properties can best improve a community, and using local government powers to encourage development and growth where it otherwise would be unlikely to happen.

The New Jersey Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A allows for a municipality to utilize redevelopment as a tool to stimulate economic development and improve conditions on properties that meet certain statutory criteria that qualify them as being “in need of redevelopment”. Redevelopment as a planning instrument offers a number of potential benefits to the Township. Through redevelopment, the Township is allowed more flexibility to negotiate with and potentially offer financial incentives to potential developers than is otherwise available through standard land development procedures. Under redevelopment the Township can take a more proactive approach to improving targeted areas. This can be used as a means to stimulate development where it might not occur through market forces and private capital alone.

On January 5, 2026, the Monroe Township Council adopted Resolution No. R-1-2026-022 which designated the subject area of this Plan as a ‘Non-Condemnation’ area in need of redevelopment. This resolution and designation took the recommendations of the Township’s Planning Board as stated in their resolution December 18, 2025, finding that the properties met the appropriate qualifications. As such, the areas subject to this redevelopment plan have been designated as an area in need of redevelopment pursuant to the designation stated in Resolution No. R-1-2026-022. A copy of this resolution can be found in Appendix A of this Plan.

The properties identified as Block 148, Lots 36.01, and 37, and Block 148.60, Lots 23.01, 24, 25, 26, and 27, shall be referred to as the “Redevelopment Area” or “the Area” for the purposes of this Redevelopment Plan.

Once designated as an area in need of redevelopment, an area shall be developed in accordance with a redevelopment plan. According to the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-7, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. *Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational, community facilities, and other public improvements;*

2. *Proposed land uses and building requirements in the project area;*
3. *Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent safe and sanitary dwelling units, affordable to displaced residents, will be available to them in the existing local housing market;*
4. *An identification of any property within the Redevelopment Area proposed to be acquired in accordance with Redevelopment Plan;*
5. *Any significant relationship of the Redevelopment Plans to:*
 - a. *The Master Plans of contiguous municipalities;*
 - b. *The Master Plan of the County in which the municipality is located, and;*
 - c. *The State Development and Redevelopment Plans adopted pursuant to the “State Planning Act”.*
6. *Additionally, A redevelopment plan may include the provision of affordable housing in accordance with the “Fair Housing Act,” P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan; and*
7. *The redevelopment plan shall describe its relationship to pertinent municipal development regulations including consistency with the municipal master plan.*

This Redevelopment Plan will set forth the permitted uses, bulk standards, design standards, and other land development requirements within the Redevelopment Area, which shall serve as an overlay to the existing zoning currently applicable to the property within the Redevelopment Area.

C. AREA BOUNDARIES AND LOCATIONAL CONTEXT

Redevelopment Area Boundaries

The Redevelopment Area encompasses the former Monroe Township municipal landfill property and several adjoining buffer parcels located in the northern portion of the Township near the intersection of Spotswood Gravel Hill Road and Samantha Drive. The primary parcel, identified as Block 148, Lot 37, contains approximately 85.65 acres, while adjacent buffer properties, including Block 148, Lot 36.01 and Block 148.60, Lots 23.01, 24, 25, 26, and 27, collectively comprise approximately 6.8 additional acres. The site is situated within an established residential area and is generally surrounded by residential neighborhoods on all sides. The property includes approximately 125 feet of frontage along Spotswood Gravel Hill Road and approximately 583 feet of frontage along Lani Street.

Map 1: Redevelopment Area Map



The property is presently vacant and largely characterized by wooded perimeter areas and previously disturbed landfill surfaces. According to records maintained by the New Jersey Department of Environmental Protection, the site has remained inactive since landfill operations ceased in 1978. Historically, the property operated as a municipal landfill beginning in the mid-1950s under the ownership and operation of Monroe Township. In 1972, landfill operations were leased to Princeton Disposal Service, which continued operations until 1978, when the NJDEP ordered closure of the facility.

Environmental Constraints

Due to environmental concerns associated with historic landfill activities, the site was added to the Superfund program's National Priorities List by the United States Environmental Protection Agency in September 1983. A remedial investigation evaluating potential groundwater contamination was completed in January 1992 and concluded that site-related contaminants were not adversely affecting off-site potable wells. Subsequent remediation and closure activities substantially reduced the potential for exposure to hazardous materials, and in 1993 the NJDEP issued a "No Further Action" determination subject to continued monitoring requirements.

In February 1994, the EPA formally removed the site from the National Priorities List following completion of remedial activities. Most recently, the EPA's sixth Five-Year Review, completed in November 2024, concluded that the remedial measures identified in the site's Record of Decision continue to function as intended and remain protective of human health and the environment. Ongoing monitoring and maintenance activities are expected to continue, with the next Five-Year Review scheduled for 2029.

2. REDEVELOPMENT PLAN VISION, GOALS, AND OBJECTIVES

A. *PLAN VISION*

The vision for the Redevelopment Area is to a solar energy generation facility on top of the existing closed landfill.

B. *PLAN GOALS & OBJECTIVES*

The goals and objectives of this Redevelopment Plan are as follows:

- 1) Transform an underutilized and contaminated property into a community asset.
- 2) Redevelop the site into a solar energy generation facility.
- 3) Provide adequate buffering and protections for nearby residential uses.

The goals and objectives listed above are consistent with and seek to advance the general goals of the Township's Master Plan.

3. LAND USE PLAN

A. RELATIONSHIP TO TOWNSHIP'S LAND DEVELOPMENT REGULATIONS

In order to implement the Plan consistent with the objectives herein, the Redevelopment Area shall be developed in accordance with the standards detailed in this Redevelopment Plan. Except where otherwise noted, this Plan shall supersede the underlying zoning including use, bulk, and design standards of the Township's Land Use and Development Regulations as they relate to the area governed by this Redevelopment Plan.

Where no specific standards are otherwise provided in this Redevelopment Plan, the regulations and requirements found in Chapter 108 entitled "Land Development" of the Township Code shall apply.

All development within the Redevelopment Area must be approved by the Planning Board of the Township of Monroe, and shall be submitted following the normal subdivision and site plan submission and review procedures as found in N.J.S.A. 40:55D-1 et seq, and those within the Township's Land Use, Zoning, and Development Regulations.

Where a proposed change of tenancy or site alteration is proposed which would not require a subdivision or site plan approval as per the Township's Land Use and Development Ordinance, Planning Board review shall not be necessary and a building or zoning permit may be issued by the appropriate construction or zoning official.

Regular maintenance and minor repair shall not require Planning Board review and approval.

B. DEFINITIONS

The definitions found in Article II, Section 108-2.3 of the Township's Land Development code shall apply, except as otherwise noted below:

The terms below shall have the following meaning when used within this Redevelopment Plan:

Principal Solar Energy System:

"A solar array on land as the primary use of that land which consists of one or more cell(s), panel(s), or array(s) designed to collect and convert solar power into another form of energy, such as electricity or heat, that will be connected to the utility grid, used for the generation of power for the sale of energy to other users not on site, a facility that sells power to the regional electrical grid, or a facility that participates in the wholesale sale of electrical power."

Battery Energy Storage System:

"A structure, facility, or integrated system consisting of one or more batteries and associated equipment, including inverters, transformers, control systems, and safety devices, designed to store electrical energy for later use."

C. SUBMISSION REQUIREMENTS

In addition to any required submission documents for major site plan approval found within the Township Code, the following documents shall be submitted with any application for site plan approval within the Redevelopment Area:

- 1) Any application for development shall include a copy of any landfill closure plans submitted to the NJDEP and/or the USEPA.
- 2) If the application is for a principal solar energy system, a plan for the decommissioning and removal of all proposed improvements, including the solar panels, invertors, transmission lines, electrical wires, battery storage units, accessory structures, and other related infrastructure.
- 3) Along with a plan for removal of any solar energy equipment, a plan for the environmental stabilization of the property post solar energy use shall also be submitted with any site plan application for a principal solar energy system.

D. ZONING REQUIREMENTS

Compliance with the following land use standards shall be treated as zoning requirements. Any deviation from these standards that would result in a “d” variance as per N.J.S.A. 40:55D-70.d of the Municipal Land Use Law, shall be addressed as an amendment to the Redevelopment Plan. Neither the Planning Board nor the Zoning Board of Adjustment shall have the authority to allow deviations from these standards which would result in a “d” variance.

The Planning Board shall have the authority to grant any deviations from these standards which would result in a “c” variance, as per N.J.S.A. 40:55D-70.c, to the same extent that they may grant relief from such standards under normal subdivision and site plan review processes.

1. Permitted Uses

Permitted Principal Uses

- a. Principal solar energy system
- b. Public service utility infrastructure
- c. Environmental monitoring and remediation equipment

Permitted Accessory Uses and Structures

- a. Off-street parking and loading
- b. Fences and walls
- c. Signage
- d. Lighting
- e. Electrical transformers and inverters
- f. Battery energy storage systems
- g. Utility infrastructure necessary to service principal uses of the site;
- h. Any other use or structure that is customarily incidental and subordinate to the principal use of the property.

2. Area, Yard, and Bulk Requirements

Redevelopment Area Bulk Standards	
Lot and Principal Structure Requirements	
Minimum Lot Area	85 acres
Minimum Setback from any Right-of-Way	75 feet
Minimum Setback (other property lines)	50 feet
Maximum Structure Height	12 feet
Maximum Impervious Cover	15 percent
Minimum Landscape Buffer width	20 feet
Accessory Structure Requirements	

Redevelopment Area Bulk Standards	
Minimum Setback from property lines	50 feet
Maximum structure height	15 feet

The bulk requirements stated above shall not apply to any structures or materials associated with the closure of the landfill. All structures and materials associated with the closure or maintenance of the former landfill, including any landfill cap, shall be in accordance with the closure plan on file with NJDEP, and with any other requirements or restrictions imposed by NJDEP.

3. Off-Street Parking Requirements

Off-street parking shall be provided at the following minimum ratio:

- a. A minimum of one (1) off-street parking space shall be provided for any principal solar energy system.
- b. No formal loading zones or spaces are required.

4. Additional Zoning Requirements

- a. For any principal solar energy system, a vegetative buffer of at least 20 feet in width must be provided along all property boundary lines where the structures will be visible from adjacent residential properties.
- b. No structure or improvement shall be permitted within a required buffer area, except for ingress/egress driveways to access the property, unless such structure or improvement is required by NJDEP as part of the landfill closure plan.
- c. The site shall be surrounded by a security fence of at least 7 feet in height.
- d. A cartway or path of at least 4 feet in width shall be provided between solar panel systems to allow for safe and adequate access by maintenance emergency management vehicles.
- e. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations, and on the fence.
- f. Should the development of new or expansion of existing on or off-site infrastructure be necessary to accommodate a principal solar energy system, any clearing shall be limited to that which is necessary to accommodate the use.
- g. Any principal solar energy system, including any proposed off-site infrastructure, shall be located and screened in such a way as to minimize visual impacts as viewed from publicly dedicated roads and highways and existing residential dwellings located on contiguous parcels.
- h. Any principal solar energy system shall be decommissioned within 12 months of the cessation of its utilization in accordance with the plan for decommissioning required by this Redevelopment Plan.

E. DESIGN STANDARDS

The following standards are intended to provide guidance in regards to the aesthetics of structures, landscaping, and other site features in order to require a high standard of development.

Any deviation from the following design standards of this Redevelopment Plan shall be treated as a design waiver. The Planning Board shall have the authority to grant design waivers as an exception to these standards if it finds that the proposed conditions are satisfactory, and such deviation is appropriate under the circumstances, and that such deviation does not substantially depart from the general intent of this Redevelopment Plan.

Redevelopment of the Area shall comply with the following design standards:

1. Landscaping and Lighting Standards

- a. Landscaping within a required landscape buffer area shall be composed of a dense mixture of evergreen trees, shrubs, grasses, and other plantings so as to provide a continuous, year-round buffer screen to mitigate and absorb sights and glare from spilling onto adjacent residential properties.
- b. Existing natural trees and vegetation may be included as a part of or the entirety of a required buffer area provided that the growth is of a sufficient density and width to serve the purpose of the buffer and provide screening.
- c. Any clearance of existing vegetation on the site shall be limited to that which is necessary for the construction, installation, or maintenance of a project, or as required by NJDEP in accordance with a landfill closure plan.
- d. All areas underneath and surrounding solar panels that are not utilized for buffering or circulation purposes shall be planted with low maintenance natural, native groundcover vegetation.
- e. Lighting on the site should be minimal and provided only for safety. Illumination levels within 10 feet of any property line should not exceed 0.1 footcandles, except for any entrance/exit driveways to the site, where the maximum footcandles at a property line shall not exceed 2.0 footcandles.

2. Solar Array Design Standards

- a. Solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto adjacent properties or roadways.
- b. The design of a solar energy system shall conform to all applicable industry standards, including the New Jersey Uniform Construction Code, National Electric Code, and all Monroe Township building codes.

F. DECOMMISSIONING PLAN

A plan for the decommissioning of a solar energy system with plans for the removal of all related equipment shall be submitted with any application for major site plan approval. The plan shall include at minimum, the following:

1. The facility owner and operator shall at its own expense, complete decommissioning of the solar energy system within 12 months of the end of its useful life cycle, or when the use of the system has been abandoned or discontinued for a period of 12 months.
2. Decommissioning shall include the removal of all related parts of the system, including solar panels and support apparatus, invertors, transmission lines, electrical wires, storage houses, accessory structures, and other related infrastructure or improvements.
3. A professional engineer shall be retained to estimate the total cost of decommissioning without regard to salvage value of any equipment, and the cost of decommissioning and stabilization of any lands associated with the landfill closure plan.
4. The total cost of decommissioning as estimated by a professional engineer shall be provided to the Township of Pemberton in the form of a performance bond, surety bond, or other form of financial assurance acceptable to the Township.
5. Any other measures necessary to address ecological and visual impacts associated with the principal solar energy system, including the removal of off-site infrastructure and restoration of affected lands.

5. RELATIONSHIP TO OTHER PLANS

A. TOWNSHIP OF MONROE MASTER PLAN

The Township's last comprehensive Master Plan was adopted by the Planning Board in 2022.

The Land Use Plan Element of that Plan provides the following goals, objectives, and recommendations that are relevant to this Redevelopment Plan:

- Maintain rural and agricultural development pattern in appropriate locations in line with the State Development and Redevelopment Plan;
- Encourage redevelopment and infill development where it is feasible in Monroe to promote more efficient use of land and existing infrastructure.
- Ensure that Monroe has in place sufficient strategies to minimize natural hazard risks and climate change vulnerability.

The Land Use Element does not make any specific recommendations for this property.

The Plan included an Infrastructure and Utilities Plan Element. That portion of the Master Plan included the following goals and objectives relevant to this Redevelopment Plan:

- Promote the use of renewable resources.
- Incorporate community solar projects into Monroe's power grid.
- Promote community wide implementation of LED lights and solar power grids.
- Consider alternative energy sources at all public facilities, including solar and geothermal systems.
- Achieve coordination between the extension of utilities with the growth policies of the land use plan.
- There is a need for greater consistency of the power grid in the southern half of Monroe.
- Improve electricity to prevent power outages in residential developments.
- Continue to promote underground utilities.

This Plan specifically advances the Township's master plan goals of promoting the use of renewable resources, and incorporating solar projects into the Township's power grid.

B. PLANS OF ADJACENT MUNICIPALITIES

The Redevelopment Area is located in the northeastern end of the Township, and is approximately 1 mile from the Borough of Helmetta, 1.15 miles from Spotswood Borough, 1.35 miles from the Borough of Jamesburg, and 1.25 miles from Old Bridge Township.

The nearest portions of the Borough of Helmetta are single family residential areas located along Old Forge Road, while commercial uses are located along Main Street and Manalapan Road. The development of a solar energy facility on the Redevelopment Area in Monroe Township a mile away from Helmetta should have minimal impacts on properties in Helmetta.

Similar to Helmetta, Spotswood is immediately to the east, and approximately 1.15 miles north of the Redevelopment Area. Spotswood is also developed with small scale commercial uses along Manalapan Road, with medium density residential uses also in the area. The low intensity of a solar energy facility in Monroe Township should have minimal impacts on Spotswood.

Old Bridge Township is located just east of Monroe Township, and the western portions of Old Bridge nearest the Redevelopment Area primarily consist of woodlands and low density development. A solar energy facility will have little impacts on any current or future developments in Old Bridge.

The Borough of Jamesburg is approximately 1.35 miles west of the Redevelopment Area. Jamesburg is a nearly built-out community primarily of single family residences and small scale commercial uses in the area of Pergola Avenue, which is the closest portion of the Borough to the Redevelopment Area. A solar energy facility should not have any significant impacts on land uses in Jamesburg.

The redevelopment of a former landfill into a solar energy generation facility should have minimal impacts on any adjacent municipalities, as solar energy systems are very low intensity, low traffic uses. They are dormant facilities that produce clean energy that will feed into the grid.

C. STATE AND REGIONAL PLANS

1. Middlesex County Master Plan

Middlesex County's Destination 2040 Strategic Plan strongly encourages energy production through renewable sources, specifically solar energy systems. That Plan calls for the entirety of the County to seek energy independence through a system of microgrids and renewable energy sources, and envisions Middlesex County to be a leader in the development of renewable energy systems. One of the primary purposes of the Sustainability and Community Resilience Chapter of the Plan is to reduce greenhouse gas emissions, much of which is derived from energy production. The plan calls for development of solar facilities on non-agricultural lands in the County.

This Redevelopment Plan is consistent with and advances the goals of the Middlesex County Destination 2040 Strategic Plan.

2. State Development and Redevelopment Plan

The recently adopted 2025 New Jersey State Development and Redevelopment Plan promotes solar energy development by prioritizing decarbonization, sustainable growth, and improved air quality. It encourages redeveloping underutilized land, aligning with broader state efforts to expand solar power, community solar initiatives, and brownfield solar incentives.

The 2024 New Jersey Energy Master Plan also heavily promotes and encourages solar energy development among many forms of renewable or clean energy production.

6. REDEVELOPMENT PLAN ACTIONS

Properties to be acquired

The resolution authorizing the study of this area was for a non-condemnation area in need of redevelopment. Therefore the acquisition of property through eminent domain is not permitted by this Plan. It is also not anticipated that any properties would need to be acquired to implement this plan. Acquisition of any private property will be the responsibility of the redeveloper.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Council may amend, revise, or modify this Redevelopment Plan in general or for specific properties within the Redevelopment Area as circumstances may make such changes necessary and appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL. Any proposed changes in the Land Use Plan shall require notice and public hearings in a manner similar to the adoption of the original Plan.

Affordable Housing Obligations

As no residences are currently located within the Redevelopment Area, and no new residential construction is proposed as a part of this Redevelopment Plan, no on-site affordable housing is obligated of any redeveloper. Any redevelopment project may still be subject to any required non-residential affordable housing development fees.

Other Actions

The Township, acting as the Redevelopment Entity, may use any and all redevelopment powers granted to it pursuant to the LRHL to effectuate this Plan as they relate to an area designated as being in need of Redevelopment, except for the use of eminent domain to acquire private property. The Township may enter into agreements with a designated redeveloper(s) in connection with the construction of any aspect of the Redevelopment Plan, including any necessary off-site improvements.

As an essential part of any redeveloper's agreement, the Township may request that a designated redeveloper provide improvements or upgrades to the public utilities and related infrastructure that will serve the Redevelopment Area as they relate to any impacts from a proposed redevelopment project. Any such infrastructure improvements required shall be proportional to the impacts of the Redevelopment Project.

Amendment to Township Zoning Map and Zoning Regulations

The Township Zoning Map is hereby amended to reference this Redevelopment Plan as an overlay zoning district encompassing the Redevelopment Area as described in this Plan. Additionally, the listing of zoning districts in the Township Zoning Regulations is hereby amended to include a reference to this Redevelopment Plan as an overlay redevelopment zoning district for the property within the Redevelopment Area.

Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Council or by a redeveloper or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township, or the redeveloper, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use on the basis of race, creed, color or national origin.

Duration of the Plan

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect upon its adoption by ordinance by the Council of the Township of Monroe and shall be in effect until the Township Council shall by ordinance adopt new regulations to supersede those found in this Redevelopment Plan, or to rescind the Redevelopment Plan.

Severability

If any section, paragraph, division, subdivision, clause, or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause, or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

Redeveloper Obligations

Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement entered into between the Township, acting as the Redevelopment Agent, and a designated redeveloper. The following restrictions and controls on redevelopment shall apply notwithstanding the provisions of any zoning or development ordinance or other regulations now or hereafter in force:

- The redeveloper will be obligated to carry out the specified improvements in accordance with this Redevelopment Plan.
- The redeveloper, its successors or assignees, shall develop the Redevelopment Area in accordance with the uses and building requirements specified in the Redevelopment Plan.
- Until the required improvements are completed and a certificate of completion is issued, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed or other instruments shall remain in full force and effect.
- The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

APPENDICES

Appendix A – Resolution No. R-1-2026-022

MONROE TOWNSHIP, MIDDLESEX COUNTY

RESOLUTION NO.: R-1-2026-022

**RESOLUTION OF THE MONROE TOWNSHIP COUNCIL
DETERMINING AND DECLARING THAT CERTAIN PROPERTIES
BE DESIGNATED AS AREAS IN NEED OF REDEVELOPMENT
PURSUANT TO THE LOCAL REDEVELOPMENT AND DIRECTING
THE PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN THERETO**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) authorizes the Township of Monroe (the “Township”) to determine whether Block 148, Lot 37 and the Buffer Properties (Identified as Block 148, Lot 36.01 and Block 36.01 and Block 148.60, Lots 23.01, 24, 25, 26 and 27) on the official tax maps of the Township of Monroe (“Property”) meet the criteria for designation as an “area in need of redevelopment,” as defined in the Redevelopment Law; and

WHEREAS, in accordance with the Redevelopment Law, the Mayor and Township Council investigated whether the Property should be designated as an area in need of redevelopment; and

WHEREAS, pursuant to Resolution R-8-2025-169 (dated August 8, 2025) of the Township Council of the Township of Monroe (hereinafter the “Council”), the Planning Board of the Township of Monroe (hereinafter the “Board”) was authorized to undertake a preliminary investigation of Block 148, Lot 37 and the Buffer Properties (identified as Block 148, Lot 236.01; and Block 148.60, Lots 23.01, 24, 25, 26 and 27) on the Tax Map of the Township of Monroe (hereinafter the “Study Area”), to determine whether the Study Area met the criteria set forth in the LRHL, N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, after the Board received and reviewed the “Non-Condemnation – Area in Need of Redevelopment Study, Preliminary Investigation Report, Block 148, Lot 37 and Buffer Properties (Block 148, Lot 36.01 and Block 148.60, Lot(s) 23.01, 24, 25, 26 and 27, Monroe Township, NJ,” prepared by CME Associates, dated December 5, 2025 (hereinafter the “Study”), relating to the Study Area, on December 18, 2025 the Board conducted a public hearing and reviewed the Study; and

WHEREAS, the Board concluded and further recommended to the Monroe Township Mayor and Township Council that Block 148, Lots 36.01 and 37; and Block 148.60, Lots 23.01, 24, 25, 26 and 27, on the Tax Map of the Township of Monroe in the Study Area be designated as a Non-Condemnation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots met one or more of the criteria set forth in N.J.S.A. 40A:12A-5; or was necessary for an effective redevelopment of the Study Area; and

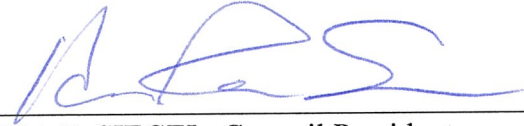
WHEREAS, based upon a review of Township records and other pertinent documents, the Mayor and Council have determined that Block 148.60, Lot 25 qualifies for designation as an area in need of redevelopment as it is in close proximity to a contaminated site; and Block 148, Lot(s) 37 and 36.01, and Block 148.60, Lot(s) 23.01, 24, 26 and 27 qualify for designation as an area in need of redevelopment as they have been vacant for a period of at least 30 years and are unlikely to be developed through private capital alone due to the properties’ history within close proximity to a contaminated site and all are located within the Suburban Planning Area of the State Development and Redevelopment Plan making the redevelopment of the site with productive uses consistent with smart growth planning principles which are the criteria for designation as an area in need of redevelopment pursuant to the Redevelopment Law, and that a program of redevelopment will help prevent further deterioration and promote the overall development of the Township in accordance with the requirements of N.J.S.A. 40A:12A-14; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Monroe as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Council accepts, in part, the recommendation of the Planning Board to designate the entire Study Area as a Non-Condemnation—Area in Need of Redevelopment.

3. The Township Council hereby finds it to be in the best interest of the Township and its residents to designate Block 148, Lot 37 and the Buffer Properties (Identified as Block 148, Lot 36.01 and Block 36.01 and Block 148.60, Lots 23.01, 24, 25, 26 and 27) on the official tax maps of the Township of Monroe as a Non- Condemnation- Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-14a of the Redevelopment Law which shall authorize the Township to use all those powers afforded to it under the Redevelopment Law, but shall not authorize the Township to exercise the power of eminent domain to acquire these properties.
4. The Township Clerk is hereby directed to transmit a copy of this Resolution forthwith to the Commissioner of the Department of Community Affairs for review pursuant to N.J.S.A. 40A:12A-6(b)(5)(c).
5. Pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), notice shall be served within ten (10) days of the adoption of this Resolution upon the record owners of property located within the Study Area, whose names are listed on the tax assessor's records and upon each person who filed a written objection to the proposed area in need of redevelopment and who indicated in such written objection an address to which notice of the determination may be sent.
6. Pursuant to N.J.S.A. 40A:12A-7(f), the Planning Board is hereby authorized and directed to prepare a redevelopment plan for the Study Area and to transmit the completed redevelopment plan to the Township Council for review and adoption.
7. A certified copy of this Resolution shall be forwarded to the City Clerk, Chief Financial Officer and City Planning Board
8. This Resolution shall take effect immediately.

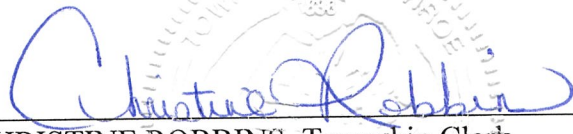
SO RESOLVED, as aforesaid.


RUPA P. SIEGEL, Council President

RECORDED VOTE: R-1-2026-022						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	×		×			
Councilman Dipierro			×			
Councilman VanDzura		×	×			
Council V. President Markel			×			
Council President Siegel			×			

CERTIFICATION

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Monroe Township Council at its meeting held on January 5, 2026.


CHRISTINE ROBBINS, Township Clerk

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
MONROE, MIDDLESEX COUNTY, NEW JERSEY,
RECOMMENDING THAT PROPERTIES IDENTIFIED AS
BLOCK 148, LOT 37 AND THE BUFFER PROPERTIES (IDENTIFIED AS BLOCK 148,
LOT 36.01 AND BLOCK 148.60, LOTS 23.01, 24, 25, 26 AND 27)
ON THE TAX MAP OF THE TOWNSHIP OF MONROE
BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA.**

WHEREAS, pursuant to the Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1, et seq., and Resolution R-8-2025-169 of the Township Council of the Township of Monroe (hereinafter the “Council”), the Planning Board of the Township of Monroe (hereinafter the “Board”) authorized a preliminary investigation of Block 148, Lot 37 and the Buffer Properties (identified as Block 148, Lot 236.01; and Block 148.60, Lots 23.01, 24, 25, 26 and 27) on the Tax Map of the Township of Monroe (hereinafter the “Study Area”), to determine whether the Study Area meets the criteria set forth in the LRHL, N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

WHEREAS, Resolution R-8-2025-169 indicated that the properties in the Study Area may be deemed a Non-Condemnation Redevelopment Area, in the event that the Board determines that the Study Area constitutes an area in need of redevelopment under the LRHL, N.J.S.A. 40A:12A-5; and

WHEREAS, the Board received and reviewed the “Non-Condemnation – Area in Need of Redevelopment Study, Preliminary Investigation Report, Block 148, Lot 37 and Buffer Properties (Block 148, Lot 36.01 and Block 148.60, Lot(s) 23.01, 24, 25, 26 and 27, Monroe Township, NJ,” prepared by CME Associates, dated December 5, 2025 (hereinafter the “Study”), relating to the Study Area; and

WHEREAS, on December 18, 2025, the Planning Board conducted a public hearing and reviewed the Study; and

WHEREAS, the Board caused to be published advance notice of said public meeting in the Home News Tribune on two (2) occasions and served notice of said public meeting on all owners of property within the Study Area, said publication and service having been completed at least ten (10) days in advance of the public hearing date; and

WHEREAS, at the public hearing, the Board heard the testimony of Christopher Dochney, P.P., A.I.C.P., a New Jersey Licensed Planner, CME Associates; and

WHEREAS, members of the Board were present and considered the testimony of Mr. Dochney; and

WHEREAS, it is the conclusion of the Study, as presented by Mr. Dochney, that each of the following lots in the Study Area meets one or more criteria to be considered an area in need of redevelopment; and more specifically, the Study concludes that:

(a) Block 148, Lot 37 qualifies for designation as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)) as it is a municipally owned property which has been vacant for a period of at least 30 years and which is unlikely to be developed through private capital alone due to the property's history as a contaminated site; and under Criterion H (N.J.S.A. 40A:12A-5(h)) as it is a vacant former contaminated site which is located within the Suburban Planning Area of the State Development and Redevelopment Plan making the redevelopment of the site with productive uses consistent with smart growth planning principles;

(b) Block 148, Lot 36.01 qualifies for designation as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)) as it is a municipally owned property which has been vacant for a period of at least 30 years and which is unlikely to be developed through private capital alone due to the property's history within close proximity to a contaminated site; and under Criterion H (N.J.S.A. 40A:12A-5(h)) as it is in close proximity to a contaminated site and is located within the Suburban Planning Area of the State Development

and Redevelopment Plan making the redevelopment of the site with productive uses consistent with smart growth planning principles;

(c) Block 148.60, Lot 23.01 qualifies for designation as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)) as it has been vacant for a period of at least 30 years and is unlikely to be developed through private capital alone due to the property's history within close proximity to a contaminated site; and under Criterion H (N.J.S.A. 40A:12A-5(h)) as it is in close proximity to a contaminated site and is located within the Suburban Planning Area of the State Development and Redevelopment Plan making the redevelopment of the site with productive uses consistent with smart growth planning principles;

(d) Block 148.60, Lot 24 qualifies for designation as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)) as it has been vacant for a period of at least 30 years and is unlikely to be developed through private capital alone due to the property's history within close proximity to a contaminated site; and under Criterion H (N.J.S.A. 40A:12A-5(h)) as it is in close proximity to a contaminated site and is located within the Suburban Planning Area of the State Development and Redevelopment Plan making the redevelopment of the site with productive uses consistent with smart growth planning principles;

(e) Block 148.60, Lot 25 qualifies for designation as an area in need of redevelopment under Criterion H (N.J.S.A. 40A:12A-5(h)) as it is in close proximity to a contaminated site and is located within the Suburban Planning Area of the State Development and Redevelopment Plan making the redevelopment of the site with productive uses consistent with smart growth planning principles;

(f) Block 148.60, Lot 26 qualifies for designation as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)) as it has been vacant for a period of at least 30 years and is unlikely to be developed through private capital alone due to the property's

history within close proximity to a contaminated site; and under Criterion H (N.J.S.A. 40A:12A-5(h)) as it is in close proximity to a contaminated site and is located within the Suburban Planning Area of the State Development and Redevelopment Plan making the redevelopment of the site with productive uses consistent with smart growth planning principles; and

(g) Block 148.60, Lot 27 qualifies for designation as an area in need of redevelopment under Criterion C (N.J.S.A. 40A:12A-5(c)) as it has been vacant for a period of at least 30 years and is unlikely to be developed through private capital alone due to the property's history within close proximity to a contaminated site; and under Criterion H (N.J.S.A. 40A:12A-5(h)) as it is in close proximity to a contaminated site and is located within the Suburban Planning Area of the State Development and Redevelopment Plan making the redevelopment of the site with productive uses consistent with smart growth planning principles; and

WHEREAS, it is the conclusion of the Study, that the following lots may also be included within the redevelopment area; as each of them is necessary for the effective redevelopment of the Study Area:

(a) Block 148, Lot 36.01 based upon the fact that it provides additional frontage on Spotswood Gravel Hill Road which enables access to the nearly landlocked Block 148, Lot 37;

(b) Block 148.60, Lot 23.01 based upon the fact that it provides additional frontage on Lani Street which enables access to the nearly landlocked Block 148, Lot 37 and also provides space for ancillary components of the anticipated redevelopment of the Study Area;

(c) Block 148.60, Lot 24 based upon the fact that it provides additional frontage on Lani Street which enables access to the nearly landlocked Block 148, Lot 37 and also provides space for ancillary components of the anticipated redevelopment of the Study Area;

(d) Block 148.60, Lot 25 based upon its location within the Study Area and proximity to Block 148, Lot 37;

(e) Block 148.60, Lot 26 based upon the fact that it provides additional frontage on Lani Street which enables access to the nearly landlocked Block 148, Lot 37 and also provides space for ancillary components of the anticipated redevelopment of the Study Area; and

(f) Block 148.60, Lot 27 based upon the fact that it provides additional frontage on Lori Street and Lani Street which enables access to the nearly landlocked Block 148, Lot 37 and also provides space for ancillary components of the anticipated redevelopment of the Study Area; and

WHEREAS, the public was given the opportunity to be heard at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Township of Monroe hereby incorporates the forgoing recitals as though fully set forth at length herein; and

NOW, THEREFORE, be it further resolved that the Planning Board of the Township of Monroe hereby finds and concludes, and further recommends to the Monroe Township Mayor and Township Council, that Block 148, Lots 36.01 and 37; and Block 148.60, Lots 23.01, 24, 25, 26 and 27, on the Tax Map of the Township of Monroe in the Study Area be designated as a Non-Condemnation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots meets one or more of the criteria set forth in N.J.S.A. 40A:12A-5; or is necessary for an effective redevelopment of the Study Area; and

NOW, THEREFORE, be it further resolved that a copy of this resolution be forwarded to the Clerk of the Township of Monroe for distribution to the Mayor and Council within five (5) days of the date of the adoption of this Resolution.

I hereby certify that the above Resolution is a true copy of the Resolution adopted by the Planning Board of the Township of Monroe on December 18, 2025.


LAURA ZALEWSKI
Board Secretary