

2020 MASTER PLAN REEXAMINATION REPORT

TOWNSHIP OF MONROE MIDDLESEX COUNTY, NEW JERSEY

**Prepared for:
Monroe Township Planning Board
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Adopted: _____

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The original document has been signed and sealed.

STATUTORY REEXAMINATION OF MASTER PLAN

N.J.S.A. 40:55D-1 et seq. titled Municipal Land Use Law (MLUL) requires all municipalities to reexamine their master plans at least every ten years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality...

Monroe Township prepared its last master plan reexamination report in December 2009. That report built upon previous master plans prepared in 1998 and 2003. The 2020 Reexamination of Master Plan utilizes the 2009 Reexamination of Master Plan, the 2011 Master Plan and the 2013, 2014 and 2017 amendments of the Land Use Plan Element of the Master Plan.

The MLUL requires consideration of six areas of concern within the statutory reexamination report: (1) review of past conditions; (2) changing conditions; (3) changing assumptions and objectives; (4) specific recommendations; (5) redevelopment plans; and (6) recommendations concerning locations appropriate for the development of public electric vehicle infrastructure.

REVIEW OF PAST CONDITIONS

C.40:55D-89a. of the MLUL provides that the reexamination report shall review:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

Monroe Township's 2003 master plan set forth extensive and comprehensive goals and objectives for the development and preservation of the municipality. The 2009 Reexamination Report summarized those goals and objectives along with responses that evaluated whether they were reduced, increased or remained valid. The following valid 2009 goals and objectives categorized by master plan element are provided for the 2020 Reexamination Report.

LAND USE

Residential

Protect and enhance the residential character of the Township. Avoid conflicting land uses and create buffers between residential and non-residential uses. Continue and augment land use

policies that reduce residential densities in appropriate areas and preserve open space farmland and critical environmental features. Future residential and nonresidential growth should be planned to preserve environmentally sensitive areas, create open space and preserve the rural suburban amenities of the community.

1. Preserve and protect existing viable residential neighborhoods by promoting infill development within the framework of existing zoning densities. Maintain a sound balance between planned retirement communities and non-age restricted residential development.
2. Continue the use of practical and flexible zoning controls, and planned residential development in order to: gain open space; conserve the natural landscape, especially mature woodland; protect sensitive ecological areas of the community and provide for development on a coordinated and comprehensive basis. Encourage non-contiguous cluster development in order to gain open space and preserve farmland and maintain the Township's rural - suburban character.
3. Continue the trend in open space acquisition, environmentally sensitive area preservation, and farmland preservation through various planning techniques and State or County funding resources as indicated in the previous Master Plan. The objective is to retain 50% of the Township in a combination of the above land categories. In wooded areas, residential uses should be clustered in order to preserve woodlands and enhance residential development.
4. Residential densities should be reduced in areas not within the 208 Water Plan, areas designated as an Agricultural Development Area (ADA) or designed as Rural Planning Area in the State Development and Redevelopment Plan or other non-sewered areas. Non-sewered areas must be reevaluated under newly promulgated New Jersey Department of Environmental Protection regulations that apply nitrate dilution analysis to determine the environment's carrying capacity of the Township.
5. Approved or proposed residential growth may in the future be subject to limitation of Township water supply and well draw down limits. Residential zoned areas (not presently sewerred) should be reviewed for possible rezoning. Non-sewered areas must be reevaluated under newly promulgated New Jersey Department of Environmental Protection regulations

that apply nitrate dilution analysis to determine the environment's carrying capacity of the Township.

6. Continue to eliminate incompatible land uses that have existed in residential or rural areas, especially the successful closing of the surface mining operations through planned development or other land use options.
7. Enforce the new buffering and screening requirements between residential and non-residential uses with particular attention to screening noise and lighting from adjacent residential areas or other major non-residential land use. Need to continue enforcing the requirements that are provided in the Land Development Ordinance.
8. Encourage additional farmland preservation through property owner participation in the Middlesex County Agricultural Retention Program, especially in the presently established 5,400-acre agricultural development areas (ADA).
9. The Township has undertaken steps, through its former Monroe Township Utilities Authority that has been changed to the Monroe Township Utilities Department, to develop non-potable water sources. This goal remains valid; however, it should be expanded to include addressing water quality issues for reuse of said water resources and establishing a minimum size of housing development that should be required to provide or contribute toward the funding of non-potable water resources.

The following new general goals for residential land uses were added in 2009:

1. Residential zoning districts located within areas that are to remain un-sewered according to the Township's and Middlesex County's wastewater management plan should be evaluated, in terms of newly promulgated New Jersey Department of Environmental Protection regulations that apply nitrate dilution analysis to determine the environment's carrying capacity, for a reduction in density. Requiring larger lots in these un-sewered areas are intended to address the carrying capacity of the environment in which septic systems will be utilized and, as a consequence, may cause more variances sought for undersized lots. Each variance request must be evaluated on a case-by-case basis.

2. While the un-sewered areas are to be evaluated for increasing lot area requirements, retain the area and bulk requirements for the residential districts that are served by public sewers because there is insufficient evidence from recent Zoning Board of Adjustment activity to indicate that there is the need to change such requirements.
3. Prepare a new water supply study and plan to determine water supply and well drawdown limits. Prepare a buildout analysis of all zoning districts to determine present and future demand for water in the Township. Adjust zoning as needed to align future zoning and water demand with water supply and well drawdown limits.
4. Re-evaluate the Township's Route 33 corridor to determine appropriate locations for mixed-uses (commercial, office and residential uses) and areas where commercial, office and light industrial uses should not be mixed with residential uses. Incorporate the mixed commercial-office-residential area recommended by the 2008 Housing Element and Fair Share Plan for the north side of Route 33 between Perrineville and Bentley Roads into the new Land Use Element Plan of this master plan.
5. Retain the permitted uses within the residential zoning districts because there is insufficient evidence from recent Zoning Board of Adjustment activity to indicate that there is a need to change and/or add to the uses permitted.
6. Reevaluate the noncontiguous parcel clustering provisions of the Land Development Ordinance in terms of meeting needs for preserving open space and farmland and updating the ordinance in view of changes to the MLUL and recent case law. The original ordinance, which is still in effect and was highly innovative at its time of adoption, needs to be updated.
7. Reevaluate Township fence ordinance and recent changes to said ordinance to determine whether the requirements of the ordinance should be changed to reduce variances in the various residential zoning districts.

Commercial

Encourage appropriate commercial development in areas of population concentration and in areas so zoned and especially in the Route 33 corridor.

1. Channel future commercial uses to the Route 33 corridor Highway Development (H-D) zone and discourage small lot non-residential development on Route 33.
2. Prohibit strip commercial development along major collector, arterial roads and the intersections formed by these roads. Where appropriate, commercial development at intersections can be reviewed on a case-by-case basis. Providing commercial development in nodes located at appropriate road intersections remains valid. Evaluating and identifying appropriate locations for such nodes should be accomplished during the process of preparing the Land Use Plan Element.
3. Encourage neighborhood and community commercial centers to be designed in a village style and integrated with surrounding architectural motifs and land uses. Such centers should be located in appropriately zoned areas.

The following new general goals for commercial land uses were added in 2009:

1. Evaluate and identify appropriate locations for nodes of commercial development at road intersections, recognizing that all road intersections should not have commercial development. The evaluation process should include, but not be limited to, the following factors: proximity and impacts to existing residential development; traffic volumes; and safety to pedestrians and drivers of motor vehicles; and demand for and the convenience of providing for commercial uses and services at particular locations.
2. Strip-type commercial development along roadways within the Township must be prohibited. Commercial nodes at appropriate intersections as described in the previous Commercial Goal are recommended. The commercial zones along Route 33 should be the only area in the Township where stretches of roadway should have contiguous commercial development.
3. Evaluate the need to amend the NC Neighborhood Commercial zone to include the commercial uses that were approved as a result of recently granted use variances: truck and/or automobile sales; cabinet business; and storage yard. Ensure that the inclusion of such uses are compatible with permitted uses in the NC zone and avoid detrimental impacts to

neighboring areas that are typically residential zones, many of which are more dense in nature.

4. Evaluate the need to amend the HD Highway Development zone to address shopping centers as a conditional use and the propensity for seeking use variances for shopping centers because of the inability of meeting conditions required for shopping centers. The goal is to avoid the HD zone being developed by use variances.
5. Retain the area and bulk requirements for permitted uses in the commercial zoning districts because there is insufficient evidence that there is a need to change them given recent variances granted by the Zoning Board of Adjustment in such zones.

Industrial

Promote industrial development in the following areas:

1. Encourage future industrial office and research development within the Route 33 Highway Development corridor. Such development should be encouraged in corporate or industrial parks. In general, this goal is still valid. With regard to lands located along the highway between Perrineville and Applegarth Roads, this goal is no longer valid because it was determined to be appropriate for mixed commercial and residential (market-rate and affordable housing) development, which is set forth in the Township's adopted 2008-2018 Housing Element and Fair Share Plan.
2. Encourage infill industrial development with the industrial park southwest of the 8A Turnpike interchange.
3. Promote sewer and water utilities to the Route 33 corridor to encourage industrial and commercial development in this location. Still valid; it should be expanded to include the encouragement of the mixed-use commercial and residential development that is described further in Industrial Goal #1 above.

The following new general goals for industrial land uses were added in 2009:

1. The south side of Route 33 from the vicinity of Bentley Road to the Monroe Township-Millstone Township municipal boundary should be developed with light industrial uses.
2. Other areas along Route 33 should be evaluated to determine whether other uses, e.g., mixed commercial and residential uses such as the area north of the highway from Bentley Road to Applegarth Road, should be encouraged.
3. Evaluate the need to amend the LI Light Industrial zone to permit the uses recently granted by the Zoning Board of Adjustment: hotel; repair of vehicles and sales of parts; veterinarian hospital; and packaging facility. Ensure that such uses are compatible with the uses permitted in the LI zone.
4. Evaluate the need to amend the POCD Planned Office Commercial Development zone to permit a shopping center and the OP Office Professional zone to permit a house of worship, given the recent uses variances granted for such uses in said zones by the Zoning Board of Adjustment. Ensure that such uses are compatible with the uses permitted in the respective zones.
5. Retain the area and bulk requirements for permitted uses in the light industrial and office zoning districts because there is insufficient evidence that there is a need to change them given recent variances granted by the Zoning Board of Adjustment in such zones

HOUSING PLAN

Continue to implement Low and Moderate Income Housing Plan (Fair Share Plan) through:

1. Development of the Township's affordable housing sites as designated in the adopted housing plan and Master Plan.
2. Redevelop the housing stock through community development funds and the Township's Affordable Housing Developers Fee Ordinance.
3. Implement the percentage of low and moderate housing for senior citizens within the designated housing sites.
4. Continue the improvement and maintenance of the existing housing stock in the Township, as per the Property Maintenance Code and Affordable Housing Rehabilitation Program

Funding for accomplishing this goal should be obtained from the Township's Affordable Housing Trust Fund that is funded by development fees that are authorized by the New Jersey Council on Affordable Housing and its rules.

The following new general goal for the housing plan was added in 2009:

1. Monroe Township cannot solely fund affordable housing development within the municipality. The Township should apply innovative techniques to encourage mixed-use development that can include affordable housing and partnerships with affordable housing providers to develop municipally sponsored, 100% affordable housing developments. The 2008 Housing Element and Fair Share Plan must be incorporated into this master plan.

CIRCULATION PLAN

Encourage the development of a safe, practical and efficient circulation system, discourage through traffic and install traffic calming devices through the following goals:

1. Propose roadway improvements and road alignments in order to form a coordinated and comprehensive circulation system.
2. Develop road design standards that will permit safe and convenient access to all portions of the Township. General road design standards have been developed. There still is the need to incorporate bicycle and pedestrian standards into road design standards.
3. Continue the implementation of signalized intersections as per the Circulation Plan. Continue implementing signalized intersections as recommended in the prior Circulation Plan.
4. Develop a functional classification system to meet the traffic generation demands of future development. Classification system for roads in the Township has been developed. Need to continue updating the system to meet future traffic generation demands.
5. Upgrade existing roads to meet their functional classification.

6. Coordinate the Township's circulation element with the County Master Plan and New Jersey's Residential Site Improvement Standards.
7. Encourage the use of public transportation by establishing appropriate locations for additional commuter parking. While several commuter parking locations have been established in the Township, there is a need to encourage commuter parking linkages from the Township to the New Jersey Transit train station at Princeton Junction and to explore potential commuter parking locations along Route 33.
8. Oppose the construction of a commuter rail line through Monroe Township because of the impact on existing residential areas.
9. Plan for a parallel access road at the rear of the properties fronting on Route 33 as development occurs along this highway.

The following new general goals for the circulation plan were added in 2009:

1. Prepare a comprehensive bicycle and pedestrian system, including bicycle lanes and walkways and their design standards, for the entire municipality. It is important to connect residential areas with recreational and community facilities, commercial centers and nodes, employment centers, commuter bus facilities and other important destinations throughout Monroe Township.
2. Prepare streetscape standards for various categories of streets and roads for improving pedestrian, bicycle and vehicular safety and enhancing visual qualities.
3. Update the Circulation Plan Element by including recommendations for where curbing and sidewalks should and should not be provided, e.g., provide curbing and sidewalks in more urbanized and suburbanized areas and limit curbing and sidewalks in rural areas.
4. Update the Circulation Plan Element by identifying the need for additional traffic signalization projects with the township.
5. Revisit recommendations for making road realignments set forth in the Circulation Plan Element because the need or the ability to make these realignments may no longer be

required, due to changes in circumstances, or possible, due to lands having been developed or unavailable for acquisition.

6. Examine the circulation of vehicles, particularly trucks, in the vicinity of the two New Jersey Turnpike interchanges that serve Monroe Township in order to address emergent traffic issues that may affect the flow of vehicles. The areas of the Township within the vicinity of the two interchanges have experienced increased growth in development and traffic and are planned for more growth in the future. It will be necessary to work with county and state agencies to plan for improvement of the road system that includes municipal, county and state roads and highways.
7. Explore ways to provide a commuter parking lot along Route 33 for the purposes of connecting, by means of a bus or shuttle, to the Princeton Junction train station and making available parking for a commuter bus to New York City.

COMMUNITY FACILITIES PLAN

Plan for future community facilities in order to accommodate anticipated population growth and to serve the residents of the Township.

1. Maintain appropriate emergency, fire and first aid services for Township residents.
2. Provide for three new fire stations within the Township as indicated on the Community Facilities Map. Provide for the expansion of the Schoolhouse Road Fire Station and the Applegarth Road Fire Station on an as needed basis. Goal, for the most part, has been achieved. Fire District One still needs land for a new station.
3. Plan for future school sites or expansion of current facilities based on current and projected population growth and in areas convenient to current and future residential growth.

The following new general goals for the community facilities plan were added in 2009:

1. Track residential development (recently built, under construction, approved but not built yet, and in the application pipeline) in order to project population and school-age children growth for purposes of planning for future community and school facilities and services.
2. Evaluate the need to expand municipal police and emergency management facilities.

UTILITY SERVICE

Coordinate the improvement and expansion of the Township's utilities infrastructure to ensure adequate service for present and future development in accordance with the Master Plan land use policy and the Water Management Plan.

1. Achieve coordination between the extension of utilities with the growth policies of the land use plan.
2. Continue to ensure an adequate and safe water supply by adopting a zero loss recharge standard within aquifer recharge outcrop areas.
3. Expand the capacity of the sewer utility system by implementing the Phase VIII Expansion Plan, however, future limits in sewer capacity may delay residential development. Continue to monitor growth and potential growth estimated from approved development applications that have not been built for the purpose of determining future impacts to the capacity of the Township's sewer utility system and planning for needed capital improvements to the system.
4. Develop additional water supply to support future planned growth, however, future lack of water supply and limits on well drawdown may limit or delay planned development. Continue implementing non-potable water supplies and delivery system to augment potable water supply.
5. Water conservation and retention policies should be established for all future developments. Policies have been established; continue implementing them.

The following new general goal for the utility service plan was added in 2009:

1. Work with the newly formed Monroe Township Utility Department (formerly the Monroe Township Utility Authority) in preparing the updated utility service plan element that addresses current and future water and sanitary sewer needs of the community.

ECONOMIC PLAN

Maintain the economic vitality of the community by encouraging continued light industrial and commercial development in appropriate areas as designed on the Land Use Plan.

1. Encourage light industrial, research and office development in the Route 33 corridor Highway Development (H-D) zone. This goal, in general, remains valid. Moreover, with the addition of future mixed-use development set forth in the 2008 Housing Element and Fair Share Plan for lands along Route 33 between Perrineville and Bentley Roads, there is a need to revisit this goal to ensure that light industrial, research and development, and office developments are compatible with the mix of recently constructed large-scale residential developments and future mixed-use development along the highway. This goal should be accomplished in the Land Use Plan Element of the Master Plan.
2. Channel future large scale commercial uses to the Route 33 corridor Highway Development (H-D) zone and discourage small lot non-residential development on Route 33. Furthermore, for the same reasons stated in the previous Economic Plan goal, large-scale commercial development should be compatible with recently constructed large-scale residential developments and future mixed-use development along Route 33.
3. Promote sewer and water utilities to the Route 33 corridor to encourage industrial and commercial development in this location.
4. Provide for additional industrial and corporate center growth along Cranbury – South River Road.

The following new general goals for the economic plan were added in 2009:

1. Study the HD zone along Route 33 to identify ways to enhance the economic potential of this area. Any recommendations for enhancement should be suitable for development along the highway and compatible with surrounding land uses and zones. Furthermore, the implementation of any recommendations should truly improve the municipal ratable base, expand the local job base, provide for entrepreneurial opportunities and further diversify the local economy.
2. Encourage outdoor dining at restaurants in appropriate locations and zones.

CONSERVATION PLAN

Preserve and protect environmentally sensitive lands and natural resources through the Conservation Plan by the following methods:

1. Utilize the Township's Natural Resources Inventory and the new GIS Base Map to identify flood plains, wetlands, aquifer recharge areas and woodland and ensure their protection through State and local land use controls.
2. Develop additional land use policies to preserve, and protect natural resources especially aquifer recharge areas and mature woodland in the Township, which would constitute part of the 50 percent goal of green space in the Township.
3. Restrict development in critical environmental areas, such as flood plains and wetlands and minimize the impacts of development on environmentally sensitive areas including wetlands, stream corridors woodland and aquifer recharge areas through flexible zoning techniques.
4. Recommend changes to the Township's Land Use Ordinance, and propose new Township ordinances to implement these initiatives.
5. Preserve the quality of both groundwater sources and surface water bodies through flexible design techniques.
6. Provide a continuous network of open spaces along streams, scenic areas and critical environmental areas through cluster subdivision techniques. Still valid, and need to employ other innovative techniques to create the network.

7. Encourage lot averaging, planned development cluster development and other techniques in order to preserve natural amenities, woodlands, scenic views and open space and aquifer recharge areas and farmland.
8. Restore and preserve existing bodies of water for scenic and water conservation purposes.
9. Encourage energy conservation through subdivision and site plan techniques.
10. Protect unique agricultural resources by preserving prime agricultural lands through the Farmland Preservation Program and through the transfer of development rights.

The following new general goals for the conservation plan were added in 2009:

1. In addition to Monroe Township acquiring lands for open space preservation, apply innovative techniques that involve development applications, including but not limited to cluster subdivisions, non-contiguous parcel clustering, conservation easements and others, to provide a continuous network of open space throughout Monroe Township.
2. Protect and enhance wildlife habitats and natural ecosystems.
3. Prevent invasive species from degrading biodiversity and plant native species that require fewer resources to thrive to foster a healthy, resilient ecosystem.
4. Prepare a new separate master plan element – sustainability plan element.

PARKS, RECREATION AND OPEN SPACE

Provide for adequate parks, open space and recreational facilities for present and future population, and protect wildlife and biodiversity through a comprehensive recreation and open plan that includes the following:

1. Obtain land from the N.J. Training School for Boys for additional active and passive recreational facilities and open space. There is a need to expand the Pop Warner football fields that are adjacent to the N.J. Training School for Boys. Therefore, there is a need to investigate the availability of land for future acquisition.

2. Acquire and improve future recreation sites through the State Green Acres Acquisition Program. Utilize other funding sources to leverage Township's local open space tax.
3. Continue the acquisition of open space and recreational lands through flexible development techniques, such as cluster zoning, lot averaging, conservation easements and other techniques.
4. Require that developments of more than 50 housing units provide usable land for recreational purposes. This could be achieved through cluster zoning or lot averaging techniques. There is a need to revisit this goal to determine whether a higher threshold of housing units in housing developments should be established in order to avoid the scattering of small parcels of open space that have marginal utility and costly maintenance.
5. Encourage a network of pedestrian greenways along stream corridors and bicycle paths which link residential neighborhoods with open space, community facilities and commercial areas. Pedestrian and bicycle pathways should be expanded throughout the municipality to achieve a complete network.
6. Encourage the acquisition of additional recreation lands as outlined in the Recreation and Open Space Plan within this Master Plan.
7. Provide for an additional 2,000 acres of natural open space which would protect natural resources and environmentally sensitive areas while providing compatible limited recreational facilities through acquisition, clustering, lot averaging and transfer of development rights. The goal is to preserve 50 percent of the Township's land in open space, wetlands, farmlands and State and County lands.
8. Recommend the strategic acquisition of property for preservation, park development, and environmental factors. The Department of Recreation and the Recreation Advisory Board is charged with the task of reviewing properties and making official recommendations to the Mayor and Council. Property acquired shall remain consistent with the Master Plan of the Township. The Open Space and Farmland Preservation Committee fulfills the functions of reviewing properties and recommending acquisition of properties to the Mayor and Council.
9. Continue to promote Farmland Preservation as a viable way to preserve property. The Monroe Township Council approved an Agricultural Development Area (ADA) in 2000.

This was submitted to the County Agriculture Board and was officially designated an ADA in August 2001. Furthermore, property owners in non-ADA areas should be encouraged to preserve their land as well.

10. Support both the State and County in continuing their pursuit in acquiring conservation lands for resource protection and passive recreational uses. The Township will continue to make every effort to work with the Department of Environmental Protection (Green Acres Office) and Middlesex County on cooperative initiatives that will ultimately benefit the public.
11. Continue cooperating with the Board of Education and the many other departments and boards within the Township to ensure a successful open space and recreation program.
12. Make every effort to link parks with schools and with residential areas, through stream corridors and biking paths.
13. Continue to enforce a sense of pride in the park and recreational facilities within the community through youth sports groups, clubs, and organizations and adopt a park programs. Educating the public on the importance of treating the environment with respect and care is critical.
14. Review developments to insure through cluster option that adequate recreation facilities are constructed, a reasonable land is obtained and bikeways throughout developments are planned.
15. Develop linear parks along stream corridors and flood plains, on abandoned rail lines and along utility easements for the creation of hiking paths and bikeways. Explore the need for expanding this goal to include equestrian trails – this should be undertaken in the Parks, Recreation and Open Space Plan Element.
16. Ensure that all parks and facilities meet the Americans with Disabilities Act to provide access for the disabled of the community.
17. Implement the approved 2002 County Bikeways Master Plan. Goal includes updates to the County Bikeways Master Plan.
18. Continue the process of developing an additional community center that services the southern part of the community.

19. Coordinate with the Recreation Advisory Board on programs and facility developments to meet the changing needs of this growing community.

The following new general goals for the parks, recreation and open space plan were added in 2009:

1. Prepare an updated parks, recreation and open space plan element.
2. Fulfill the need for providing parks, recreation and open space in the southwestern portion of the Township.
3. Examine opportunities for providing shared recreation, e.g., school sites.
4. Examine the potential for utilizing the old municipal police station for active recreational opportunities.

HISTORIC PRESERVATION PLAN

Preserve and protect the historical sites and villages within the Township.

1. Preserve significant historical sites as listed in the Monroe Township Historical Society.
2. Nominate historically significant structures to the State and Federal historic register as recommended in the Historic Resource Inventory.
3. Adopt a historic preservation ordinance.
4. Establish an area for a Historical Village on the Dey Farm on Old Church Road. Area established; need to develop the historical village.
5. Establish a Historic Hamlet Designation for Cranbury Station and Prospect Plains and request such designation as part of the State Plan as identified in the Historical Survey.
6. Ensure review of all proposed demolitions taking into account the Historical Resource Survey. Continue undertaking such reviews.

The following new general goals for the historic preservation plan were added in 2009:

1. Prepare an updated historic preservation plan element.
2. Include the Dey Farm, the preserved historic working farm, on master plan mapping. Explore ways to obtain funding to complete the historic restoration and operation of the Dey Farm.

SUSTAINABILITY PLAN

The 2009 reexamination report added Sustainability Plan and its following general goals.

1. Prepare a sustainability plan element that encourages and promotes the efficient use of natural resources and the installation and usage of renewable energy systems; considers the impact of buildings on the local, regional and global environment; allows ecosystems to function naturally; conserves and reuses water; treats stormwater onsite; and optimizes climatic conditions through site orientation and design.
2. Encourage the consideration of building orientation and preserving shade trees to lessen the need to heat and cool buildings thus conserving energy.
3. Encourage the use of nonstructural drainage systems to reduce stormwater runoff and improve water quality.
4. Encourage the use of non-potable water sources, such as wet basins, to minimize the use of potable water for irrigation of plantings and landscapes.
5. Encourage the adoption and use of “green” building checklists for various types of development.
6. Encourage the reuse of construction and demolition debris.
7. Encourage the provision of efficiently connecting buildings, development, multiple uses and public facilities to each other by pedestrian, bicycle and vehicular routes. Also, encourage the provision of easy, efficient, pleasant access to public transportation and pedestrian and bicycle trails and pathways.

CHANGING CONDITIONS

C.40:55D-89b. provides that the following aspects regarding changing conditions shall be stated in the reexamination report:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The goals, objectives and problems of the 2009 Reexamination Report are evaluated in terms of whether they were reduced, increased or remain valid. The following evaluation follows a format similar to the 2009 Reexamination Report.

LAND USE

Residential

Protect and enhance the residential character of the Township. Avoid conflicting land uses and create buffers between residential and non-residential uses. Continue and augment land use policies that reduce residential densities in appropriate areas and preserve open space farmland and critical environmental features. Future residential and nonresidential growth should be planned to preserve environmentally sensitive areas, create open space and preserve the rural suburban amenities of the community. *2020 Response: Still remains valid.*

1. Preserve and protect existing viable residential neighborhoods by promoting infill development within the framework of existing zoning densities. Maintain a sound balance between planned retirement communities and non-age restricted residential development.

2020 Response: Still valid, retain.

2. Continue the use of practical and flexible zoning controls, and planned residential development in order to: gain open space; conserve the natural landscape, especially mature woodland; protect sensitive ecological areas of the community and provide for development on a coordinated and comprehensive basis. Encourage non-contiguous cluster development in order to gain open space and preserve farmland and maintain the Township's rural - suburban character.

2020 Response: Still valid; retain.

3. Continue the trend in open space acquisition, environmentally sensitive area preservation, and farmland preservation through various planning techniques and State or County funding resources as indicated in the previous Master Plan. The objective is to retain 50% of the Township in a combination of the above land categories. In wooded areas, residential uses should be clustered in order to preserve woodlands and enhance residential development

2020 Response: Still valid; retain.

4. Residential densities should be reduced in areas not within the 208 Water Plan, areas designated as an Agricultural Development Area (ADA) or designed as Rural Planning Area in the State Development and Redevelopment Plan or other non-sewered areas. Non-

sewered areas must be reevaluated under newly promulgated New Jersey Department of Environmental Protection regulations that apply nitrate dilution analysis to determine the environment's carrying capacity of the Township.

2020 Response: Still valid; retain. At the time of preparing this reexamination report, New Jersey Department of Environmental Protection (NJDEP) is reviewing Middlesex County's draft final wastewater management plan (WMP), which contains a nitrate dilution analysis for the southern part of the county that includes Monroe Township.. Since the WMP is under NJDEP's review, no official information and data are available for determining carrying capacity in the non-sewered areas of Monroe Township. It is important to obtain the results of nitrate dilution analysis after NJDEP approves the WMP to determine whether the minimum lot sizes in the non-sewered areas of Monroe should be changed.

5. Approved or proposed residential growth may in the future be subject to limitation of Township water supply and well draw down limits. Residential zoned areas (not presently sewered) should be reviewed for possible rezoning. Non-sewered areas must be reevaluated under newly promulgated New Jersey Department of Environmental Protection regulations that apply nitrate dilution analysis to determine the environment's carrying capacity of the Township.

2020 Response: Still valid; see previous response.

6. Continue to eliminate incompatible land uses that have existed in residential or rural areas, especially the successful closing of the surface mining operations through planned development or other land use options.

2020 Response: Still valid; retain.

7. Enforce the new buffering and screening requirements between residential and non-residential uses with particular attention to screening noise and lighting from adjacent residential areas or other major non-residential land use. Need to continue enforcing the requirements that are provided in the Land Development Ordinance.

2020 Response: Still valid; retain.

8. Encourage additional farmland preservation through property owner participation in the Middlesex County Agricultural Retention Program, especially in the presently established 5,400-acre agricultural development areas (ADA).

2020 Response: Still valid; retain.

9. The Township has undertaken steps, through its former Monroe Township Utilities Authority that has been changed to the Monroe Township Utilities Department, to develop non-potable water sources. This goal remains valid; however, it should be expanded to include addressing water quality issues for reuse of said water resources and establishing a minimum size of housing development that should be required to provide or contribute toward the funding of non-potable water resources..

2020 Response: This goal is no longer valid because the prohibitive costs for constructing and extending non-potable water infrastructure in Monroe Township render developing non-potable water sources infeasible.

The following new general goals for residential land uses were added in 2009:

1. Residential zoning districts located within areas that are to remain un-sewered according to the Township's and Middlesex County's wastewater management plan should be evaluated, in terms of newly promulgated New Jersey Department of Environmental Protection regulations that apply nitrate dilution analysis to determine the environment's carrying capacity, for a reduction in density. Requiring larger lots in these un-sewered areas are intended to address the carrying capacity of the environment in which septic systems will be utilized and, as a consequence, may cause more variances sought for undersized lots. Each variance request must be evaluated on a case-by-case basis.

2020 Response: In 2016, the Land Development Ordinance was amended to increase the minimum lot size to 10 acres from 6 acres in the RR-FLP Rural Residential-Farmland Preservation zoning district to address environmental impacts in the un-sewered areas. This goal remains valid; retain.

2. While the un-sewered areas are to be evaluated for increasing lot area requirements, retain the area and bulk requirements for the residential districts that are served by public sewers because there is insufficient evidence from recent Zoning Board of Adjustment activity to indicate that there is the need to change such requirements.

2020 Response: Still valid; retain.

3. Prepare a new water supply study and plan to determine water supply and well drawdown limits. Prepare a buildout analysis of all zoning districts to determine present and future demand for water in the Township. Adjust zoning as needed to align future zoning and water demand with water supply and well drawdown limits.

2020 Response: Still valid; retain.

4. Re-evaluate the Township's Route 33 corridor to determine appropriate locations for mixed-uses (commercial, office and residential uses) and areas where commercial, office and light industrial uses should not be mixed with residential uses. Incorporate the mixed commercial-office-residential area recommended by the 2008 Housing Element and Fair Share Plan for the north side of Route 33 between Perrineville and Bentley Roads into the new Land Use Element Plan of this master plan.

2020 Response: In 2014, two overlay zones were created in portions of the HD Highway Development zoning district along Route 33 to provide for a mix of commercial and residential uses while providing for affordable housing. The AHMUD/HD Affordable Housing Mixed Use Development/Highway Development overlay was created for an area located approximately between Bentley Road and Perrineville Road, and the VC-2 Village Center overlay was created for an area situated from Applegarth Road to the west to the municipal boundary shared with West Windsor Township in Mercer County. In 2016, two new zones were created in portions of the HD and LI Light Industrial zoning districts 33 to provide for a mix of commercial and inclusionary residential housing. The southwestern corner of Route 33 and Butcher Road in the HD zone was changed to HD-R-AH Highway Development-Residential-Affordable Housing and the area zoned LI situated east of Butcher Road along Route 33 and extending toward Prodelin Way was changed to MU-HD-R-AH Mixed Use-Highway Development-Residential-Affordable Housing.

The AHMUD/HD overlay zone and the new HD-R-AH and MU-HD-R-AH zoning districts permit all of the HD nonresidential uses including warehouses. The VC-2 overlay zone prohibits warehouses. To provide for more compatible residential and nonresidential uses in and reduce the amount of truck traffic to the AHMUD/HD overlay zone and the new HD-R-AH and MU-HD-R-AH zoning districts, warehouses should be eliminated as permitted uses in these zones.

The entire VC-2 overlay zone was approved for use variances (the minimum size of each tract of land submitted under three separate applications was less than the 75 acres required to trigger the overlay zone thereby needing use variances), and almost two-thirds of the overlay zone received site plan approval and are under construction. The remaining approximate one-third (Block 4, Lots 7, 8, and 14.01 and part of Lot 9) encountered major difficulties caused by a recently discovered eagle nest that greatly restricts development of the property. A new use variance for this tract was sought to allow all of the residential and nonresidential development to occur in the 500-foot strip of land zoned for only commercial uses along Route 130. The use variance was denied because the parcel of land could not be developed as originally planned for the VC-2 overlay zone. The VC-2 overlay zone for this tract of land should be eliminated thus keeping the base zoning as HD. The loss of the 43 affordable housing units that were supposed to have been provided on this tract of land will be compensated by 43 affordable units that will be added to the municipally sponsored/100% affordable project that Monroe Township will provide (see discussion under the section of this reexamination report for Changing Assumptions and Objectives).

5. Retain the permitted uses within the residential zoning districts because there is insufficient evidence from recent Zoning Board of Adjustment activity to indicate that there is a need to change and/or add to the uses permitted.

2020 Response: Still valid excluding several exceptions. The northwestern corner of Monroe Township (Block 82, Lot 3.01) received an amended use variance for developing a

warehouse facility within the R-30 Residential zoning district in early 2020. The zoning for this parcel of land should be changed to LI Light Industrial. In 2017, a use variance was granted for Block 81, Lot 1 to provide a small shopping center in the R-30 zone, and site plan approval for this parcel of land was approved in 2018. This parcel of land should be changed to NC Neighborhood Commercial. A use variance to permit a warehouse in the R-30 zone was approved for Block 81, Lot 2 in 2016. Final site plan approval for the warehouse was granted in mid-2019. An amended site plan and use variance was approved in late 2019 to provide for some vehicular and trailer parking changes. This parcel of land should be change to LI.

6. Reevaluate the noncontiguous parcel clustering provisions of the Land Development Ordinance in terms of meeting needs for preserving open space and farmland and updating the ordinance in view of changes to the MLUL and recent case law. The original ordinance, which is still in effect and was highly innovative at its time of adoption, needs to be updated.

2020 Response: Still valid; retain.

7. Reevaluate Township fence ordinance and recent changes to said ordinance to determine whether the requirements of the ordinance should be changed to reduce variances in the various residential zoning districts.

2020 Response: Still valid; retain.

Commercial

Encourage appropriate commercial development in areas of population concentration and in areas so zoned and especially in the Route 33 corridor.

1. Channel future commercial uses to the Route 33 corridor Highway Development (H-D) zone and discourage small lot non-residential development on Route 33.

2020 Response: Still valid; retain.

2. Prohibit strip commercial development along major collector, arterial roads and the intersections formed by these roads. Where appropriate, commercial development at intersections can be reviewed on a case-by-case basis. Providing commercial development in

nodes located at appropriate road intersections remains valid. Evaluating and identifying appropriate locations for such nodes should be accomplished during the process of preparing the Land Use Plan Element.

2020 Response: Still valid; retain.

3. Encourage neighborhood and community commercial centers to be designed in a village style and integrated with surrounding architectural motifs and land uses. Such centers should be located in appropriately zoned areas.

Response: Still valid; retain.

The following new general goals for commercial land uses were added in 2009:

1. Evaluate and identify appropriate locations for nodes of commercial development at road intersections, recognizing that all road intersections should not have commercial development. The evaluation process should include, but not be limited to, the following factors: proximity and impacts to existing residential development; traffic volumes; and safety to pedestrians and drivers of motor vehicles; and demand for and the convenience of providing for commercial uses and services at particular locations.

2020 Response: Still valid; retain.

2. Strip-type commercial development along roadways within the Township must be prohibited. Commercial nodes at appropriate intersections as described in the previous Commercial Goal are recommended. The commercial zones along Route 33 should be the only area in the Township where stretches of roadway should have contiguous commercial development.

2020 Response: Still valid; retain.

3. Evaluate the need to amend the NC Neighborhood Commercial zone to include the commercial uses that were approved as a result of recently granted use variances: truck and/or automobile sales; cabinet business; and storage yard. Ensure that the inclusion of such uses are compatible with permitted uses in the NC zone and avoid detrimental impacts to neighboring areas that are typically residential zones, many of which are more dense in nature.

2020 Response: Still valid; retain.

4. Evaluate the need to amend the HD Highway Development zone to address shopping centers as a conditional use and the propensity for seeking use variances for shopping centers because of the inability of meeting conditions required for shopping centers. The goal is to avoid the HD zone being developed by use variances.

2020 Response: Since most of the HD zone has been changed with either overlay zones or new zones to provide mixed-use residential and nonresidential development that includes affordable housing, the conditional use for shopping centers in the HD zone should be changed to community shopping center requirements, which are for smaller, less intensive commercial uses than what is currently required for regional shopping centers in the HD zone.

5. Retain the area and bulk requirements for permitted uses in the commercial zoning districts because there is insufficient evidence that there is a need to change them given recent variances granted by the Zoning Board of Adjustment in such zones.

2020 Response: Still valid; retain.

Industrial

Promote industrial development in the following areas:

1. Encourage future industrial office and research development within the Route 33 Highway Development corridor. Such development should be encouraged in corporate or industrial parks. In general, this goal is still valid. With regard to lands located along the highway between Perrineville and Applegarth Roads, this goal is no longer valid because it was determined to be appropriate for mixed commercial and residential (market-rate and affordable housing) development, which is set forth in the Township's adopted 2008-2018 Housing Element and Fair Share Pl

2020 Response: Lands in this area that front along Route 33 and are outside the areas zoned for mixed-use, affordable housing should be considered for industrial development. Lands that do not front along Route 33 and are outside the lands zoned for mixed-use, new uses

such as inclusionary housing, public parks and recreational areas should be evaluated in terms of whether they are appropriate for this area instead of industrial development because these areas have access from county and municipal roads that serve residential developments.

2. Encourage infill industrial development with the industrial park southwest of the 8A Turnpike interchange.

2020 Response: Still valid; retain.

3. Promote sewer and water utilities to the Route 33 corridor to encourage industrial and commercial development in this location. Still valid; it should be expanded to include the encouragement of the mixed-use commercial and residential development that is described further in Industrial Goal #1 above.

2020 Response: Still valid; retain.

The following new general goals for industrial land uses were added in 2009:

1. The south side of Route 33 from the vicinity of Bentley Road to the Monroe Township-Millstone Township municipal boundary should be developed with light industrial uses.

2020 Response: Because of the recent changes in the HD and LI zones to provide for mixed-use development this goal is no longer valid.

2. Other areas along Route 33 should be evaluated to determine whether other uses, e.g., mixed commercial and residential uses such as the area north of the highway from Bentley Road to Applegarth Road, should be encouraged.

2020 Response: Because of recent zoning changes in the HD and LI zones along Route 33 provide for mixed-use development this goal was accomplished. It is no longer valid.

3. Evaluate the need to amend the LI Light Industrial zone to permit the uses recently granted by the Zoning Board of Adjustment: hotel; repair of vehicles and sales of parts; veterinarian hospital; and packaging facility. Ensure that such uses are compatible with the uses permitted in the LI zone.

2020 Response: Still valid; retain.

4. Evaluate the need to amend the POCD Planned Office Commercial Development zone to permit a shopping center and the OP Office Professional zone to permit a house of worship, given the recent uses variances granted for such uses in said zones by the Zoning Board of Adjustment. Ensure that such uses are compatible with the uses permitted in the respective zones.

2020 Response: Still valid; retain.

5. Retain the area and bulk requirements for permitted uses in the light industrial and office zoning districts because there is insufficient evidence that there is a need to change them given recent variances granted by the Zoning Board of Adjustment in such zones

2020 Response: Still valid; retain.

HOUSING PLAN

Continue to implement Low and Moderate Income Housing Plan (Fair Share Plan) through:

1. Development of the Township's affordable housing sites as designated in the adopted housing plan and master plan.

2020 Response: Still valid; retain.

2. Redevelop the housing stock through community development funds and the Township's Affordable Housing Developers Fee Ordinance.

2020 Response: Still valid; retain.

3. Implement the percentage of low- and moderate-income housing for senior citizens within the designated housing sites.

2020 Response: Still valid; retain.

4. Continue the improvement and maintenance of the existing housing stock in the Township, as per the Property Maintenance Code and Affordable Housing Rehabilitation Program. Funding for accomplishing this goal should be obtained from the Township's Affordable Housing Trust Fund that is funded by development fees that are authorized by the New Jersey Council on Affordable Housing and its rules.

2020 Response: Still valid; retain.

The following new general goal for the housing plan was added in 2009:

1. Monroe Township cannot solely fund affordable housing development within the municipality. The Township should apply innovative techniques to encourage mixed-use development that can include affordable housing and partnerships with affordable housing providers to develop municipally sponsored, 100% affordable housing developments. The 2008 Housing Element and Fair Share Plan must be incorporated into this master plan.

2020 Response: The primary goal of applying innovative techniques to provide opportunities for affordable housing is still valid. Since the 2008 Housing Element and Fair Share Plan was prepared and adopted by the Planning Board, a new Housing Element and Fair Share Plan was prepared and adopted in 2016 and approved by Superior Court in 2017. This new Housing Element and Fair Share Plan and any amendments to it should be incorporated into the master plan.

CIRCULATION PLAN

Encourage the development of a safe, practical and efficient circulation system, discourage through traffic and install traffic calming devices through the following goals:

1. Propose roadway improvements and road alignments in order to form a coordinated and comprehensive circulation system.
2020 Response: Still valid; retain.
2. Develop road design standards that will permit safe and convenient access to all portions of the Township. General road design standards have been developed. There still is the need to incorporate bicycle and pedestrian standards into road design standards.
2020 Response: Still valid; retain.
3. Continue the implementation of signalized intersections as per the Circulation Plan.
Continue implementing signalized intersections as recommended in the prior Circulation Plan.

2020 Response: Still valid; retain.

4. Develop a functional classification system to meet the traffic generation demands of future development. Classification system for roads in the Township has been developed. Need to continue updating the system to meet future traffic generation demands.

2020 Response: Still valid; retain.

5. Upgrade existing roads to meet their functional classification.

2020 Response: Still valid; retain.

6. Coordinate the Township's circulation element with the County Master Plan and New Jersey's Residential Site Improvement Standards.

2020 Response: Still valid; retain.

7. Encourage the use of public transportation by establishing appropriate locations for additional commuter parking. While several commuter parking locations have been established in the Township, there is a need to encourage commuter parking linkages from the Township to the New Jersey Transit train station at Princeton Junction and to explore potential commuter parking locations along Route 33.

2020 Response: Partially valid. Encouraging the use of public transportation remains valid.

There have been no new requests for additional park-and-ride facilities. The Mayor's Commuter Task Force learned that there are numerous requests for providing more and new bus stops throughout Monroe Township and there is a need for the State of New Jersey to provide more reliable bus service to New York City from the Township.

8. Oppose the construction of a commuter rail line through Monroe Township because of the impact on existing residential areas.

2020 Response: Still valid; retain.

9. Plan for a parallel access road at the rear of the properties fronting on Route 33 as development occurs along this highway.

2020 Response: This objective is no longer valid because of the vast amounts of freshwater wetlands that exist along the rear of properties fronting along Route 33. Other forms of inter-parcel connectivity, i.e., connecting internal roads and parking lots, must be explored and implemented where feasible.

The following new general goals for the circulation plan were added in 2009:

1. Prepare a comprehensive bicycle and pedestrian system, including bicycle lanes and walkways and their design standards, for the entire municipality. It is important to connect residential areas with recreational and community facilities, commercial centers and nodes, employment centers, commuter bus facilities and other important destinations throughout Monroe Township.

2020 Response: With the completion of a comprehensive plan for the bicycle and pedestrian system in Monroe Township titled “Monroe Township Bicycle and Pedestrian Planning Study, Roadway Network Development Plan – Final” and dated March 2010 this goal was accomplished. The plan should be incorporated into a new Circulation Plan Element.

2. Prepare streetscape standards for various categories of streets and roads for improving pedestrian, bicycle and vehicular safety and enhancing visual qualities.

2020 Response: Still valid; retain

3. Update the Circulation Plan Element by including recommendations for where curbing and sidewalks should and should not be provided, e.g., provide curbing and sidewalks in more urbanized and suburbanized areas and limit curbing and sidewalks in rural areas.

2020 Response: Still valid; retain

4. Update the Circulation Plan Element by identifying the need for additional traffic signalization projects with the township.

2020 Response: Still valid; retain

5. Revisit recommendations for making road realignments set forth in the Circulation Plan Element because the need or the ability to make these realignments may no longer be required, due to changes in circumstances, or possible, due to lands having been developed or unavailable for acquisition.

2020 Response: Still valid; retain.

6. Examine the circulation of vehicles, particularly trucks, in the vicinity of the two New Jersey Turnpike interchanges that serve Monroe Township in order to address emergent traffic issues that may affect the flow of vehicles. The areas of the Township within the vicinity of

the two interchanges have experienced increased growth in development and traffic and are planned for more growth in the future. It will be necessary to work with county and state agencies to plan for improvement of the road system that includes municipal, county and state roads and highways.

2020 Response: Still valid; retain

7. Explore ways to provide a commuter parking lot along Route 33 for the purposes of connecting, by means of a bus or shuttle, to the Princeton Junction train station and making available parking for a commuter bus to New York City.

2020 Response: Still valid; retain.

COMMUNITY FACILITIES PLAN

Plan for future community facilities in order to accommodate anticipated population growth and to serve the residents of the Township.

1. Maintain appropriate emergency, fire and first aid services for Township residents.

2020 Response: Still valid; retain.

2. Provide for three new fire stations within the Township as indicated on the Community Facilities Map. Provide for the expansion of the Schoolhouse Road Fire Station and the Applegarth Road Fire Station on an as needed basis. Goal, for the most part, has been achieved. Fire District One still needs land for a new station.

2020 Response: This goal has been achieved. Additional land for a new fire station at Schoolhouse Road and Buckelew Avenue was obtained for the replacement of the existing Fire District no. 3 station at this location. Construction of this new station is currently underway. A new station for Fire Company no. 1 is now operational at Texas Road and Spotswood-Englishtown Road. In addition, a new station for Fire District no. 2 was constructed at Applegarth Road and Halsey Reed Road to serve the southwestern portion of the Township.

3. Plan for future school sites or expansion of current facilities based on current and projected population growth and in areas convenient to current and future residential growth.

2020 Response: This goal is still valid. It is important to state that the Monroe Township Mayor and Council have been vigilant in addressing this goal over the years. The Monroe Township governing body has provided several properties for the expansion of schools and school facilities. In 2009, the Mayor and Council provided lands for the development of the Oak Tree School. Through negotiations, land acquisitions and land swaps of municipally owned open space with Middlesex County, the governing body facilitated the acquisition of the Monroe Township High School site in 2011. More recently, the Mayor and Council acquired a 35-acre parcel of land known as Block 25, Lot 14.01 and Block 25, Lot 16 and deeded it to the Monroe Township Board of Education (MTBOE) for a future school site. In addition, at the request of the MTBOE, Mayor and Council provided the MTBOE with a 3-acre parcel of land known as Block 62, Lot 2.03 for school bus parking and storage along Buckelew Avenue.

The following new general goals for the community facilities plan were added in 2009:

1. Track residential development (recently built, under construction, approved but not built yet, and in the application pipeline) in order to project population and school-age children growth for purposes of planning for future community and school facilities and services.

2020 Response: Still valid; retain. The goal should be ongoing.

2. Evaluate the need to expand municipal police and emergency management facilities.

2020 Response: This goal is still valid in terms of ensuring police and emergency management facilities met current and future needs. The Monroe Township Mayor and Council are currently developing a plan to expand the police station and Office of Emergency Management. A new fitness center was provided in the police station after the Food Bank relocated out of the station. Fire Station no. 5 was expanded to provide for an ambulance. Fire District no. 2 was recently upgraded along with the addition of EMS personnel. Fire District no. 3 located at Buckelew Avenue and Schoolhouse is currently being rebuilt, including EMS facilities.

UTILITY SERVICE

Coordinate the improvement and expansion of the Township's utilities infrastructure to ensure adequate service for present and future development in accordance with the Master Plan land use policy and the Water Management Plan.

1. Achieve coordination between the extension of utilities with the growth policies of the land use plan.

2020 Response: Still valid; retain.

2. Continue to ensure an adequate and safe water supply by adopting a zero loss recharge standard within aquifer recharge outcrop areas.

2020 Response: Still valid; retain.

3. Expand the capacity of the sewer utility system by implementing the Phase VIII Expansion Plan, however, future limits in sewer capacity may delay residential development. Continue to monitor growth and potential growth estimated from approved development applications that have not been built for the purpose of determining future impacts to the capacity of the Township's sewer utility system and planning for needed capital improvements to the system.

2020 Response: Still valid; retain.

4. Develop additional water supply to support future planned growth, however, future lack of water supply and limits on well drawdown may limit or delay planned development. Continue implementing non-potable water supplies and delivery system to augment potable water supply.

2020 Response: This goal is no longer valid because Monroe Township acquired additional water supply that will satisfy current and future water demand. Furthermore, the goal of implementing non-potable water supplies and delivery system is no longer valid due to the prohibitive costs for constructing and extending infrastructure for a non-potable water system.

5. Water conservation and retention policies should be established for all future developments. Policies have been established; continue implementing them.

2020 Response: Still valid; retain.

The following new general goal for the utility service plan was added in 2009:

1. Work with the newly formed Monroe Township Utility Department (formerly the Monroe Township Utility Authority) in preparing the updated utility service plan element that addresses current and future water and sanitary sewer needs of the community.

2020 Response: Still valid; retain.

ECONOMIC PLAN

Maintain the economic vitality of the community by encouraging continued light industrial and commercial development in appropriate areas as designed on the Land Use Plan.

1. Encourage light industrial, research and office development in the Route 33 corridor Highway Development (H-D) zone. This goal, in general, remains valid. Moreover, with the addition of future mixed-use development set forth in the 2008 Housing Element and Fair Share Plan for lands along Route 33 between Perrineville and Bentley Roads, there is a need to revisit this goal to ensure that light industrial, research and development, and office developments are compatible with the mix of recently constructed large-scale residential developments and future mixed-use development along the highway. This goal should be accomplished in the Land Use Plan Element of the Master Plan.

2020 Response: Still valid; retain..

2. Channel future large scale commercial uses to the Route 33 corridor Highway Development (H-D) zone and discourage small lot non-residential development on Route 33. Furthermore, for the same reasons stated in the previous Economic Plan goal, large-scale commercial development should be compatible with recently constructed large-scale residential developments and future mixed-use development along Route 33.

2020 Response: Still valid; retain.

3. Promote sewer and water utilities to the Route 33 corridor to encourage industrial and commercial development in this location.

2020 Response: Still valid; retain. Providing sewer and water utilities along Route 33 will also promote the planned mixed-use development along the highway.

4. Provide for additional industrial and corporate center growth along Cranbury – South River Road.

2020 Response: Still valid, retain.

The following new general goals for the economic plan were added in 2009:

1. Study the HD zone along Route 33 to identify ways to enhance the economic potential of this area. Any recommendations for enhancement should be suitable for development along the highway and compatible with surrounding land uses and zones. Furthermore, the implementation of any recommendations should truly improve the municipal ratable base, expand the local job base, provide for entrepreneurial opportunities and further diversify the local economy.

2020 Response: Although many changes to the HD and LI zones along Route 33 have occurred to provide for mixed-use residential and nonresidential uses, the potential to enhance the economic potential still exists because many parcels of land along Route 33 in the HD zone are undeveloped or underdeveloped with old legacy residential and nonresidential uses. This goal is still valid.

2. Encourage outdoor dining at restaurants in appropriate locations and zones.

2020 Response: The COVID-19 pandemic that emerged in early 2020 and continues to negatively affect the world has greatly altered our normal lives and ways of conducting business. One economic aspect that evolved during the pandemic is the broad allowance of outdoor dining and drinking to assist eating and drinking establishments in staying financially afloat. To provide for outdoor dining and drinking the State of New Jersey provided guidelines for municipalities to implement locally. Consideration of lessons

learned about what regulations worked should be given to permanently incorporate them into Monroe's ordinances for allowing and regulating outdoor dining and drinking.

CONSERVATION PLAN

Preserve and protect environmentally sensitive lands and natural resources through the Conservation Plan by the following methods:

1. Utilize the Township's Natural Resources Inventory and the new GIS Base Map to identify flood plains, wetlands, aquifer recharge areas and woodland and ensure their protection through State and local land use controls.

2020 Response: Still valid, retain.

2. Develop additional land use policies to preserve, and protect natural resources especially aquifer recharge areas and mature woodland in the Township, which would constitute part of the 50 percent goal of green space in the Township.

2020 Response: Still valid, retain.

3. Restrict development in critical environmental areas, such as flood plains and wetlands and minimize the impacts of development on environmentally sensitive areas including wetlands, stream corridors woodland and aquifer recharge areas through flexible zoning techniques.

4. Recommend changes to the Township's Land Use Ordinance, and propose new Township ordinances to implement these initiatives.

2020 Response: Still valid, retain.

5. Preserve the quality of both groundwater sources and surface water bodies through flexible design techniques.

2020 Response: Still valid, retain.

6. Provide a continuous network of open spaces along streams, scenic areas and critical environmental areas through cluster subdivision techniques. Still valid, and need to employ other innovative techniques to create the network.

2020 Response: Still valid, retain.

7. Encourage lot averaging, planned development cluster development and other techniques in order to preserve natural amenities, woodlands, scenic views and open space and aquifer recharge areas and farmland.
2020 Response: Still valid, retain.
8. Restore and preserve existing bodies of water for scenic and water conservation purposes.
2020 Response: Still valid, retain.
9. Encourage energy conservation through subdivision and site plan techniques.
2020 Response: Still valid, retain.
10. Protect unique agricultural resources by preserving prime agricultural lands through the Farmland Preservation Program and through the transfer of development rights.
2020 Response: Still valid, retain.

The following new general goals for the conservation plan were added in 2009:

1. In addition to Monroe Township acquiring lands for open space preservation, apply innovative techniques that involve development applications, including but not limited to cluster subdivisions, non-contiguous parcel clustering, conservation easements and others, to provide a continuous network of open space throughout Monroe Township.
2020 Response: Still valid, retain.
2. Protect and enhance wildlife habitats and natural ecosystems.
2020 Response: Still valid, retain.
3. Prevent invasive species from degrading biodiversity and plant native species that require fewer resources to thrive to foster a healthy, resilient ecosystem.
2020 Response: Still valid, retain.
4. Prepare a new separate master plan element – sustainability plan element.
2020 Response: Still valid, retain.

PARKS, RECREATION AND OPEN SPACE

Provide for adequate parks, open space and recreational facilities for present and future population, and protect wildlife and biodiversity through a comprehensive recreation and open plan that includes the following:

1. Obtain land from the N.J. Training School for Boys for additional active and passive recreational facilities and open space. There is a need to expand the Pop Warner football fields that are adjacent to the N.J. Training School for Boys. Therefore, there is a need to investigate the availability of land for future acquisition.

2020 Response: Still valid, retain. Furthermore, the Township is focused on preserving more open space and expanding recreational facilities when the operation of the N.J. Training School for Boys ceases. Every effort should be made to preserve these state lands for open space and recreational purposes. The Monroe Township Mayor and Council are currently working with the New Jersey Juvenile Commission, New Jersey Department of Environmental Protection and New Jersey Treasury to preserve approximately 90 acres of the N.J. Training School for Boys as open space and to protect the lands currently used as municipal recreational purposes, i.e., Pop Warner football fields. In addition, Mayor and Council are working with the New Jersey State Agriculture Development Committee and New Jersey Treasury to deed restrict about 560 acres of the N.J. Training School for Boys for agricultural purposes.

2. Acquire and improve future recreation sites through the State Green Acres Acquisition Program. Utilize other funding sources to leverage Township's local open space tax.

2020 Response: Still valid, retain.

3. Continue the acquisition of open space and recreational lands through flexible development techniques, such as cluster zoning, lot averaging, conservation easements and other techniques.

2020 Response: Still valid, retain.

4. Require that developments of more than 50 housing units provide usable land for recreational purposes. This could be achieved through cluster zoning or lot averaging techniques. There

is a need to revisit this goal to determine whether a higher threshold of housing units in housing developments should be established in order to avoid the scattering of small parcels of open space that have marginal utility and costly maintenance.

2020 Response: Still valid, retain.

5. Encourage a network of pedestrian greenways along stream corridors and bicycle paths which link residential neighborhoods with open space, community facilities and commercial areas. Pedestrian and bicycle pathways should be expanded throughout the municipality to achieve a complete network.

2020 Response: Still valid, retain.

6. Encourage the acquisition of additional recreation lands as outlined in the Recreation and Open Space Plan within this Master Plan.

2020 Response: Still valid, retain.

7. Provide for an additional 2,000 acres of natural open space which would protect natural resources and environmentally sensitive areas while providing compatible limited recreational facilities through acquisition, clustering, lot averaging and transfer of development rights. The goal is to preserve 50 percent of the Township's land in open space, wetlands, farmlands and State and County lands.

2020 Response: Still valid, retain.

8. Recommend the strategic acquisition of property for preservation, park development, and environmental factors. The Department of Recreation and the Recreation Advisory Board is charged with the task of reviewing properties and making official recommendations to the Mayor and Council. Property acquired shall remain consistent with the Master Plan of the Township. The Open Space and Farmland Preservation Committee fulfills the functions of reviewing properties and recommending acquisition of properties to the Mayor and Council.

2020 Response: Still valid, retain. Acquisition of properties for open space purposes that are excluded from the Master Plan should be considered if the properties are determined to be highly beneficial to implementing the Township's open space and farmland preservation goals and objectives.

9. Continue to promote Farmland Preservation as a viable way to preserve property. The Monroe Township Council approved an Agricultural Development Area (ADA) in 2000. This was submitted to the County Agriculture Board and was officially designated an ADA in August 2001. Furthermore, property owners in non-ADA areas should be encouraged to preserve their land as well.

2020 Response: Still valid, retain.

10. Support both the State and County in continuing their pursuit in acquiring conservation lands for resource protection and passive recreational uses. The Township will continue to make every effort to work with the Department of Environmental Protection (Green Acres Office) and Middlesex County on cooperative initiatives that will ultimately benefit the public.

2020 Response: Still valid, retain.

11. Continue cooperating with the Board of Education and the many other departments and boards within the Township to ensure a successful open space and recreation program.

2020 Response: Still valid, retain.

12. Make every effort to link parks with schools and with residential areas, through stream corridors and biking paths.

2020 Response: Still valid, retain.

13. Continue to enforce a sense of pride in the park and recreational facilities within the community through youth sports groups, clubs, and organizations and adopt a park programs. Educating the public on the importance of treating the environment with respect and care is critical.

2020 Response: Still valid, retain.

14. Review developments to insure through cluster option that adequate recreation facilities are constructed, a reasonable land is obtained and bikeways throughout developments are planned.

2020 Response: Still valid, retain.

15. Develop linear parks along stream corridors and flood plains, on abandoned rail lines and along utility easements for the creation of hiking paths and bikeways. Explore the need for

expanding this goal to include equestrian trails – this should be undertaken in the Parks, Recreation and Open Space Plan Element.

2020 Response: Still valid, retain.

16. Ensure that all parks and facilities meet the Americans with Disabilities Act to provide access for the disabled of the community.

2020 Response: Still valid, retain.

17. Implement the approved 2002 County Bikeways Master Plan. Goal includes updates to the County Bikeways Master Plan.

2020 Response: A new bicycle and pedestrian plan titled “Monroe Township Bicycle and Pedestrian Planning Study, Roadway Network Development Plan – Final” and dated March 2010 was completed. Its recommendations should be incorporated into a new Circulation Plan Element.

18. Continue the process of developing an additional community center that services the southern part of the community.

2020 Response: Still valid, retain.

19. Coordinate with the Recreation Advisory Board on programs and facility developments to meet the changing needs of this growing community.

2020 Response: Still valid, retain.

The following new general goals for the parks, recreation and open space plan were added in 2009:

1. Prepare an updated parks, recreation and open space plan element.

2020 Response: Still valid, retain.

2. Fulfill the need for providing parks, recreation and open space in the southwestern portion of the Township.

2020 Response: Still valid, retain.

3. Examine opportunities for providing shared recreation, e.g., school sites.

2020 Response: Still valid, retain.

4. Examine the potential for utilizing the old municipal police station for active recreational opportunities.

2020 Response: Still valid, retain. The Monroe Mayor and Council are working with several state agencies to preserve 90 acres of the N.J. Training School for Boys that includes the old municipal police station, as discussed above. The old police station is slated for demolition because of its dilapidated condition.

HISTORIC PRESERVATION PLAN

Preserve and protect the historical sites and villages within the Township.

1. Preserve significant historical sites as listed in the Monroe Township Historical Society.

2020 Response: Still valid, retain.

2. Nominate historically significant structures to the State and Federal historic register as recommended in the Historic Resource Inventory.

2020 Response: Still valid, retain.

3. Adopt a historic preservation ordinance.

2020 Response: Still valid, retain.

4. Establish an area for a Historical Village on the Dey Farm on Old Church Road. Area established; need to develop the historical village.

2020 Response: Still valid, retain.

5. Establish a Historic Hamlet Designation for Cranbury Station and Prospect Plains and request such designation as part of the State Plan as identified in the Historical Survey.

2020 Response: Still valid, retain.

6. Ensure review of all proposed demolitions taking into account the Historical Resource Survey. Continue undertaking such reviews.

2020 Response: Still valid, retain.

The following new general goals for the historic preservation plan were added in 2009:

1. Prepare an updated historic preservation plan element.

2020 Response: Still valid, retain.

2. Include the Dey Farm, the preserved historic working farm, on master plan mapping. Explore ways to obtain funding to complete the historic restoration and operation of the Dey Farm.

2020 Response: Still valid, retain.

SUSTAINABILITY PLAN

The 2009 reexamination report added Sustainability Plan and its following general goals.

1. Prepare a sustainability plan element that encourages and promotes the efficient use of natural resources and the installation and usage of renewable energy systems; considers the impact of buildings on the local, regional and global environment; allows ecosystems to function naturally; conserves and reuses water; treats stormwater onsite; and optimizes climatic conditions through site orientation and design.

2020 Response: Still valid, retain.

2. Encourage the consideration of building orientation and preserving shade trees to lessen the need to heat and cool buildings thus conserving energy.

2020 Response: Still valid, retain.

3. Encourage the use of nonstructural drainage systems to reduce stormwater runoff and improve water quality.

2020 Response: Still valid, retain.

4. Encourage the use of non-potable water sources, such as wet basins, to minimize the use of potable water for irrigation of plantings and landscapes.

2020 Response: Still valid, retain.

5. Encourage the adoption and use of “green” building checklists for various types of development.

2020 Response: Still valid, retain.

6. Encourage the reuse of construction and demolition debris.

2020 Response: Still valid, retain.

7. Encourage the provision of efficiently connecting buildings, development, multiple uses and public facilities to each other by pedestrian, bicycle and vehicular routes. Also, encourage the provision of easy, efficient, pleasant access to public transportation and pedestrian and bicycle trails and pathways.

2020 Response: Still valid, retain.

On December 12, 2017, Monroe Township attained silver certification level from Sustainable Jersey. According to the Sustainable Jersey website, “Silver certification means a municipality has made significant progress in a number of categories toward sustainability and is statewide and national leader.” (<https://www.sustainablejersey.com/certification/certification-overview/>)

CHANGING ASSUMPTIONS AND OBJECTIVES

C.40:55D-89c. provides that the reexamination report shall state:

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

Changes in assumptions and objectives are based on two aspects. The first is an analysis of changes in major outside forces that occurred over the past several years and how they are most likely to continue influencing the way in which Monroe Township should plan for the future. The second is Monroe Township's response to addressing the major changes. The following changes, which are discussed in detail, are the result of the analysis.

DEMOGRAPHICS

Changes in demographics over time offer insights into population trends and compositions. The data sources for the demographic characteristics in this report are decennial censuses and the American Community Survey (ACS), both of which are prepared by the U.S. Census Bureau.

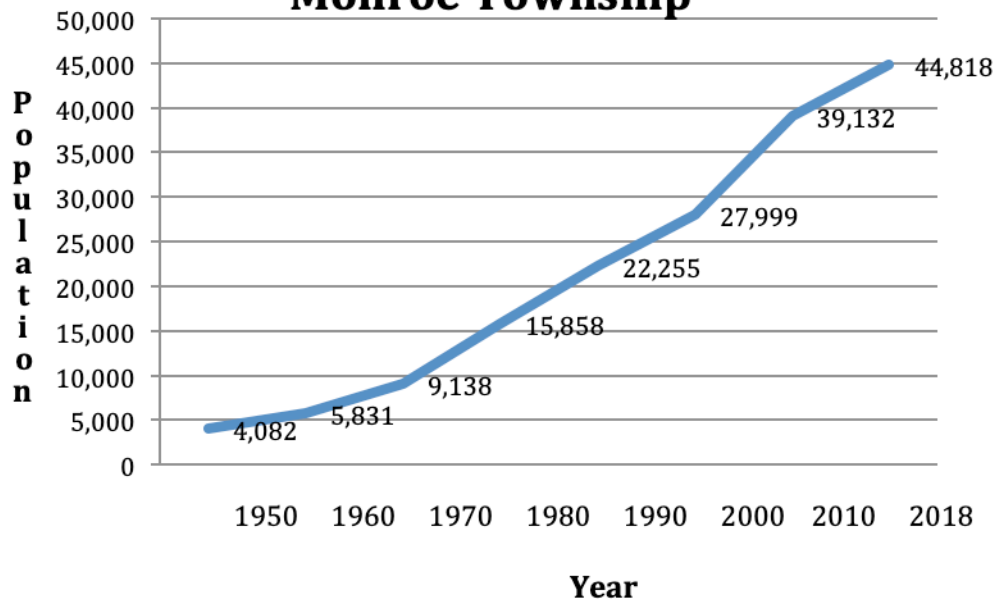
Population Trends

According to the ACS, Monroe Township's estimated 2018 population was 44,818. Table 1 shows Monroe Township's population and population changes from 1950 to 2018. Chart 1 provides a graphic representation of the Township's population trend during the same time period. From 1950 to 2018, Monroe Township grew by 40,736 persons. During those earlier years, the Township was largely an agrarian community with little development. In 1970, the population grew to 9,138, most likely reflecting the development of the age-restricted community Rossmoor. In terms of greatest absolute growth, Monroe Township grew by 11,133 persons from 2000 to 2010. The greatest percentage of change in population occurred during the earlier years: 73.5% from 1970 to 1980; 56.7% from 1960 to 1970; and 42.8% from 1950 to 1960. Significant percentage of change also occurred from 1980 to 1990 at 40.3% and from 2000 to 2010 at 39.8%. Table 1 informs us that the overall trend of population growth in Monroe is slowing.

Table 1 – Monroe Township Population, 1950 - 2018

<u>Monroe Township</u>			
<u>Year</u>	<u>Population</u>	<u>Change</u>	
		<u>No.</u>	<u>%</u>
1950	4,082	--	--
1960	5,831	1,749	42.8
1970	9,138	3,307	56.7
1980	15,858	6,720	73.5
1990	22,255	6,397	40.3
2000	27,999	5,744	25.8
2010	39,132	11,133	39.8
2018	44,818	5,686	14.5

**Chart 1 - Population Trend,
1950-2018
Monroe Township**



Population growth of a community is put into perspective when compared with the county and state in which the community is located. Table 2 shows population trends from 1990 to 2018 for Monroe Township, Middlesex County and New Jersey. The trends show significant growth for the three geopolitical entities during the early years and a slowing toward 2018. Monroe Township outpaced the two others in terms of percentage of growth from 1990 to 2018, and Middlesex County outpaced New Jersey’s rate of growth during the same 28-year period.

In 1990, Monroe Township’s population accounted for 3.7% of Middlesex County’s population, and by 2000 it was 4.8% of the County’s population. Monroe Township represented 5.4% of the County’s population in 2018.

Having a reasonable amount of vacant, developable land and being the subject of court-approved settlements for inclusionary housing (affordable and market-rate) developments on those developable lands, Monroe Township will likely continue to grow into the future, but at a slowing overall pace because the supply of developable lands in the township is decreasing. The North Jersey Transportation Planning Authority (NJTPA), which is the federally authorized metropolitan planning organization (MPO) for the 13-county northern New Jersey region of which Middlesex County is a member, prepares demographic projections for the municipalities in the NJTPA region to comply with federal requirements for the preparation of MPO transportation improvement programs. In 2015, NJTPA projected Monroe Township’s population to be 50,332 in 2045, which is an annualized population growth rate of 0.6%. NJTPA’s 2045 population projection for Middlesex County was 965,759. This means that Monroe Township would account for 5.2% of the County’s population in 2045.

Table 2 – Population Trends, 1990 – 2018									
Monroe Township, Middlesex County and New Jersey									
Year	Monroe Township			Middlesex County			New Jersey		
	Pop.	Change		Pop.	Change		Pop.	Change	
		No.	%		No.	%		No.	%
1990	22,255	--	--	671,780	--	--	7,730,188	--	--
2000	27,999	5,744	25.8	750,162	78,382	11.6	8,414,350	684,162	8.9
2010	39,132	11,133	39.8	809,858	59,696	8.0	8,791,894	377,544	4.5
2018	44,818	5,686	14.5	829,685	19,827	2.4	8,908,520	116,626	1.3

Population by Age

As populations age over time, trends of how populations age can be identified. Table 3 shows populations aging trends for Monroe Township, Middlesex County and New Jersey. Beginning with New Jersey, a clear trend of an aging statewide population is evident. Persons 65 years and older are growing in absolute numbers as well as the percentage of the population they represent. In 2000, this age group consisted of 1,112,136 persons and 13.2% of the population. By 2018, it

grew to 1,434,272 persons that represented 16.1% of the state’s population. Similarly, this age group in Middlesex County grew in absolute numbers and percentage of the county’s population from 2000 to 2018. It represented 12.3% in 2000 with 92,590 persons and 15.0% with 124,452 persons in 2018. In fact, the county’s and state’s percentage of persons 65 years and older tracked relatively close to each other, 12.3% and 13.2% in 2000 and 15.0% and 16.1% in 2018, respectively. Furthermore, the other two age groups (less than 5 years and less than 18 years) for the county and state tracked closely to each other. In 2000, persons less than 5 years old represented 6.6% in Middlesex County and 6.7% in New Jersey. The same age group represented 5.8% in both county and state in 2018. In 2000, persons less than 18 years old represented 23.7% in Middlesex County and 24.8% in New Jersey. In 2018, this age group represented 21.7% in the county and 21.9% in the state.

Table 3 – Age Groups < 5 Years, < 18 Years and ≥ 65 Years							
For 2000, 2010 and 2018							
Monroe Township, Middlesex County and New Jersey							
Monroe Township							
Year	< 5 Years		< 18 Years		≥ 65 Years		Total Population
	%	No.	%	No.	%	No.	
2000	4.0	1,109	16.0	4,478	43.5	12,185	27,999
2010	4.2	1,640	18.9	7,377	34.8	13,626	39,132
2018	3.8	1,703	17.9	8,022	37.2	16,672	44,818
Middlesex County							
Year	< 5 Years		< 18 Years		≥ 65 Years		Total Population
	%	No.	%	No.	%	No.	
2000	6.6	49,390	23.7	177,628	12.3	92,590	750,162
2010	6.2	50,006	27.9	185,457	12.3	99,462	809,858
2018	5.8	48,122	21.7	180,042	15.0	124,453	829,685
New Jersey							
Year	< 5 Years		< 18 Years		≥ 65 Years		Total Population
	%	No.	%	No.	%	No.	
2000	6.7	563,785	24.8	2,087,558	13.2	1,113,136	8,414,350
2010	6.2	541,020	23.5	2,065,214	13.5	1,185,993	8,791,894
2018	5.8	516,694	21.9	1,950,966	16.1	1,434,272	8,882,190

The population age group trends for Monroe Township are different than county and state trends. First, it is important to recognize that Monroe Township’s proportions of age groups are significantly different than those for the county and state. Monroe’s persons less than 5 years old and less than 18 years old represent much lower percentages of its populations than those of the county and state. Persons less than 5 years old represented 4.0% of the township’s population and in 2018 represented 3.8%. Persons less than 18 years old comprised 16.0% of the population in

2000 and 17.9% in 2018. The township’s persons less than 5 years old in 2000 were 2.6% to 2.7% lower than the county and state, respectively; the same age group was 2.0% lower than the county and state in 2018. The township’s age group of persons less than 18 years old was 6.7% and 8.8% respectively lower than the county and state in 2000. In 2018, the same age group in Monroe Township was 3.8% lower than the county’s age group and 4.0% lower than the state’s. In 2000, this 65 years and older group numbered 12,185 persons that represented 43.5% of the municipality. In 2018, its numbers grew to 16,672 representing 37.2% of the township’s population. In comparison with the state and county, Monroe Township’s age group of persons 65 years old and older was more than 3.0 times greater than the state’s and county’s same age group in 2000 and was more than 2.3 times greater in 2018.

The age group trends for Monroe Township show the three age groups growing in absolute numbers; however, the trends for their proportions of the municipality’s population show different trends. While the age group of persons less than 5 years old has been increasing in absolute numbers, their percentage of the population increased slightly from 2000 to 2010 and then decreased from 2010 to 2018. The age group of persons less than 18 years old displayed similar trends during the same 18-year period, dropping a full percentage point from 2010 to 2018 whereas the younger age group decreased four-tenths of a percentage point. Persons 65 years old and older represented 43.4% of Monroe Township’s population in 2000 and then 34.8% in 2010, a decline of 8.7%. However, in 2018, this age group’s proportion of the municipal population increased 2.4 percentage points to 37.2%. Although not shown in Table 3, the age group of persons 18 years to 64 years, which is considered the prime working age group in demographic terms, has been growing in Monroe Township. In 2000, it represented only 36.5% of the township’s population; by 2018 this age group represented 41.1% of the population.

The foregoing population trends for Monroe Township are also reflected in the township’s changes in median age for the 18-year period. Table 4 shows changes in Monroe Township’s median age from 2000 to 2018. Monroe’s median age went from 58.9 years in 2000 to 53.2 years in 2010, which coincides with the increases in the younger age groups proportions of the townships’ population and then increased to 55.4 years in 2018 reflecting the declining percentages of the two younger age groups and the increasing percentage of the oldest age group.

<u>Year</u>	<u>Median Age (Years)</u>
2000	58.9
2010	53.2
2018	55.4

Monroe Township’s age groups for 2000, 2010 and 2018 are shown in Table 5 and are graphically displayed in Charts 2, 3 and 4, respectively. For all three years, the age groups 65 to 74 years and 75 to 84 years were consistently the largest age groups having at least 5,000 persons except for the age groups 75 to 84 in 2018 that had just under 5,000 persons. The smallest age group during the three years was 20 to 24 years that had 702 person in 2000, 1,176 in 2010 and 1,228 in 2018. The oldest age group (85 years and over) was consistently greater than the youngest age group (under 5 years) during the three years. As a matter of fact, the age group 85 years and older more than doubled in size (120.1%) from 2000 to 2018 whereas the age group under 5 years increased a little more than a third of the rate of the oldest age group.

The data show from 2000 to 2010 all age groups, except the group 65 to 74 years, grew from 2000 to 2010. The age group 65 to 74 years decreased by 1.3%. The group with the smallest positive growth was 75 to 84 years, which increased 2.4%. The age group 85 years and over doubled in size, and the age group 5 to 9 years almost doubled growing 96.3%. The age groups 20 to 24 years to 60 to 64 years, which is essentially the primary working age groups, experienced solid growth ranging from 18.8% for persons 25 to 34 years to 78.6% for persons 55 to 59 years. The school age groups had robust growth ranging from 33.3% for children 15 to 19 years of age to 96.3% for children 5 to 9 years of age. Children under 5 years of age grew 47.9%.

Age Group	2000	2010	2018
Under 5 years	1,109	1,640	1,613
5 to 9 years	1,166	2,289	2,302
10 to 14 years	1,242	2,163	2,568
15 to 19 years	1,434	1,912	1,836
20 to 24 years	702	1,176	1,228
25 to 34 years	1,751	2,081	2,375
35 to 44 years	2,805	4,553	4,582
45 to 54 years	2,685	4,456	5,116
55 to 59 years	1,388	2,479	3,172
60 to 64 years	1,532	2,410	3,115
65 to 74 years	5,507	5,433	7,883
75 to 84 years	5,298	5,423	4,969
85 years & over	1,380	2,770	3,037

The change in age groups from 2010 to 2018 is quite different than the previous 10-year period. The age groups under 5 years and 15 to 19 years decreased -1.6% and -4.0%, respectively. The age group 75 years to 84 years also decreased (-8.4%). The age groups 5 to 9 years and 35 to 44

years each barely grew at 0.6%. The age group with the greatest percentage increase was 65 to 74 years growing 45.1%. The working age group had a mix of growth rates with 35 to 44 years (0.6%) and 20 to 24 years (4.4%) at the low end of the range and 60 to 64 years (29.3%) and 55 to 59 years (28.0%) at the high end. The oldest age group 85 years and over continued to grow at 9.6%. The period from 2010 to 2018 most likely reflects that slowing of population growth due to the Great Recession and its aftermath. As of the time of writing this reexamination report, the United States is most likely heading into another recession caused by the Corona Virus pandemic (COVID-19), which will affect population growth in Monroe Township, Middlesex County and New Jersey in the near future. Nevertheless, Monroe Township is planning long term for its growth, development and preservation.

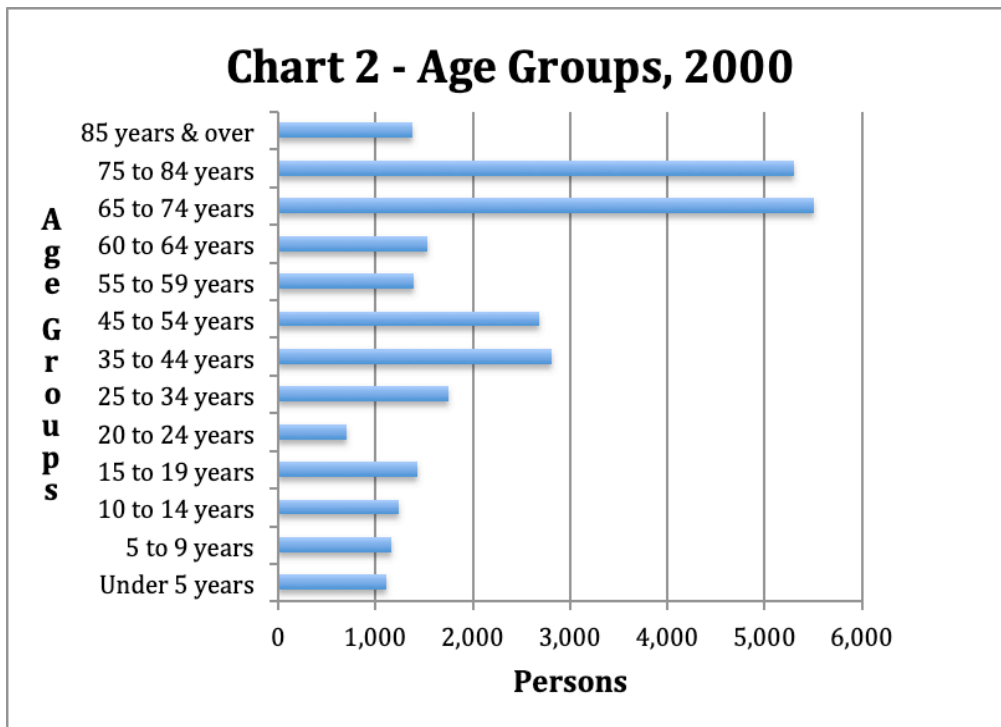


Chart 3 - Age Groups, 2010

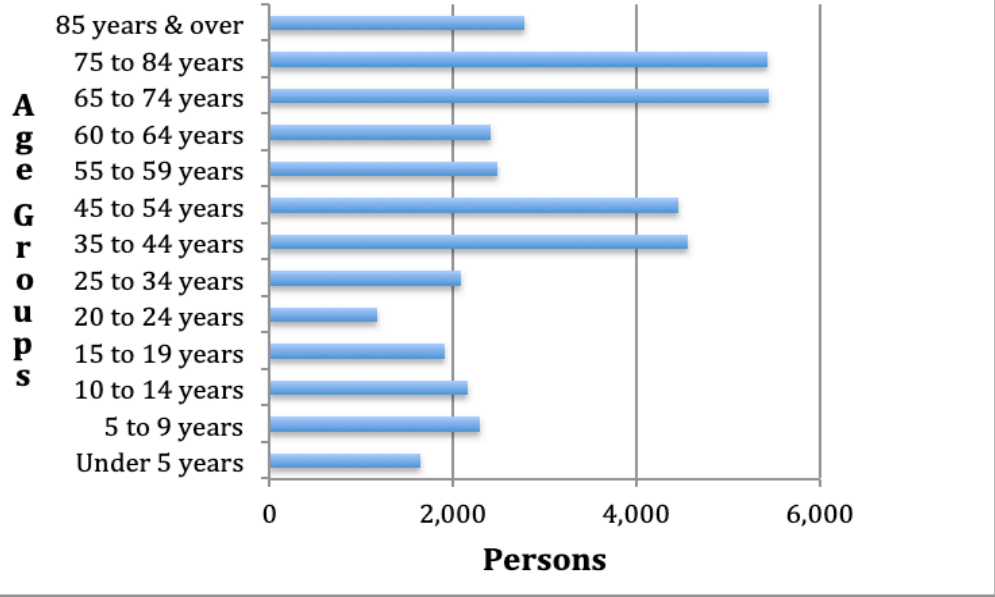
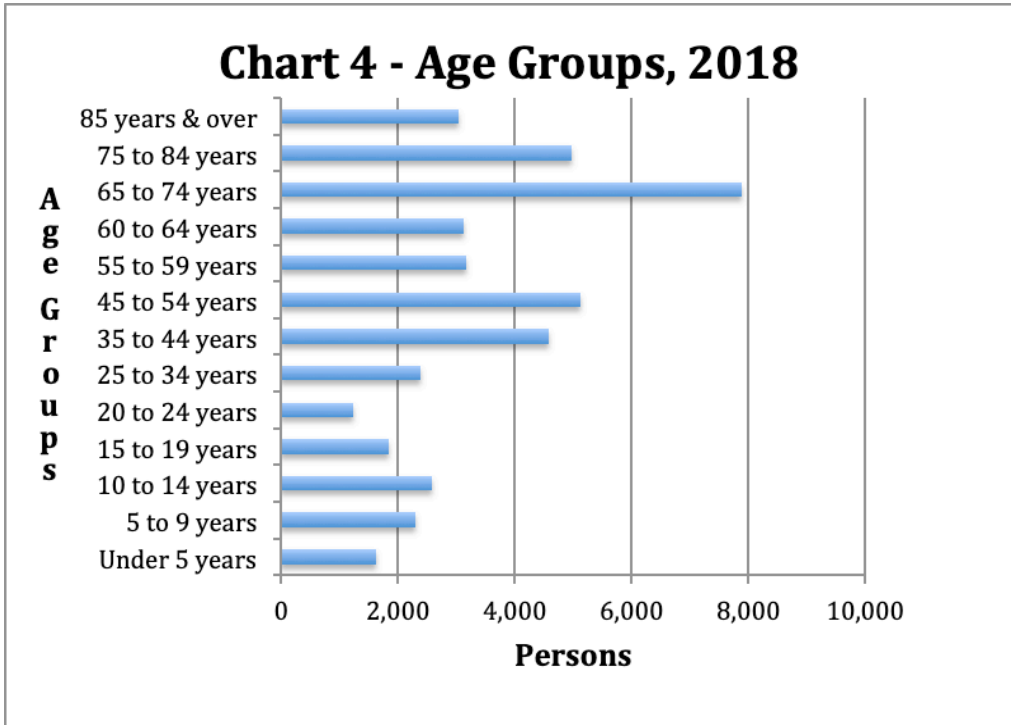


Chart 4 - Age Groups, 2018



Racial Characteristics

The racial composition of Monroe Township for 2018 is shown in Table 6. The race White is 74.3% of Monroe’s population; White, not Hispanic or Latino represents 70.4% of the population. The next prominent race is Asian, which is 19.3% of the township’s population. Persons Hispanic or Latino are 5.0% of the population followed by persons Black or African American that are 3.3% of the population. Persons having Two or More Races represent 2.2% of Monroe’s population, and persons American Indian and Alaska Native represent 0.2% of the population.

Race	Percent of Population (%)
White	74.3
Black or African American	3.3
American Indian and Alaska Native	0.2
Asian	19.3
Native Hawaiian and Other Pacific Islander	0.0
Two or More Races	2.2
Hispanic or Latino	5.0
White, not Hispanic or Latino	70.4

Population Characteristics

Monroe Township’s estimate of veterans from 2014 to 2018 is 3,128. Middlesex County’s estimate of veterans is 24,692.

Persons foreign born in Monroe Township are estimated to be 22.8% from 2014 to 2018. In Middlesex County foreign-born persons are estimated to represent 32.7% for the same time period.

Housing Characteristics

Housing characteristics for Monroe Township, Middlesex County and New Jersey are shown in Table 6. Monroe Township’s 2018 estimated number of housing units is 19,269. Its owner-occupied housing unit rate is very high, more than 25 percentage points higher than Middlesex County and New Jersey: Monroe Township is 90.20%; Middlesex County is 63.30%; and New Jersey is 63.90%. Monroe Township’s median value of owner-occupied housing units is greater

than the county's and state's median values: \$355,500 for Monroe versus \$336,200 for the county and \$327,900 for the state. Median selected monthly owner costs with a mortgage are highest in Monroe Township when compared to \$2,447 in Middlesex County and \$2,439 in New Jersey. This characteristic is most likely associated with Monroe Township having the highest median value of owner-occupied housing units. However, when the costs of a mortgage are removed from median selected monthly owner costs, Monroe Township is the lowest at \$969 versus \$1,027 for Middlesex County and \$1,031 for New Jersey. Median gross rent in Monroe Township and Middlesex County are similar, \$1,499 for the township and \$1,432 for the county. The median gross rent for New Jersey (\$1,295) is significantly lower than the gross rents in Monroe Township and Middlesex County.

Housing Characteristic	Monroe Township	Middlesex County	New Jersey
Housing Units	19,269	284,174	3,213,362
Owner-Occupied Housing Unit Rate	90.20%	63.30%	63.90%
Median Value of Owner-Occupied Housing Units	\$355,500	\$336,200	\$327,900
Median Selected Monthly Owner Costs with Mortgage	\$2,710	\$2,447	\$2,439
Median Selected Monthly Owner Costs without Mortgage	\$969	\$1,027	\$1,031
Median Gross Rent	\$1,499	\$1,432	\$1,295

The number of housing units in structures for Monroe Township is shown in Table 7. The predominant type of structure is the 1-unit, detached, which totals 11,872 units and represents 61.6% of all housing units. The number of units in one-unit, attached structures totals 4,922 representing 25.5% of all housing units. Structures having 3 or 4 units and 20 or more units represent 4.0% and 3.9% of all housing units, respectively. Two-unit structures comprise 2.8% of all housing units followed by those with 5 to 9 units at 1.4% and structures with 10 to 19 units at 0.8%.

Units in Structure	No. Units	Percent Units
1-Unit, Detached	11,872	61.6%
1-Unit, Attached	4,922	25.5%
2 Units	534	2.8%
3 or 4 Units	776	4.0%
5 to 9 Units	265	1.4%
10 to 19 Units	155	0.8%
20 or More Units	745	3.9%

The year housing structures were built in Monroe Township are found in Table 8. About one-quarter of the housing was built from 2000 to 2009. The years that housing was built were almost evenly distributed in Monroe from 1970 to 1979 (15.4%), 1980 to 1989 (16.5%) and 1990 to 1999 (16.2%). Housing built from 1960 to 1969 represents 9.9% of the housing stock. Housing built before 1960 comprise 7.6% of the housing in Monroe Township. The newest housing (2014 or later and 2010 to 2013) represented 9.3% of the housing stock. If the 85 certificates of occupancy recorded in 2019 by the New Jersey Department of Community Affairs are added to the total number of housing units, Monroe Township is calculated to have a total of 19,354 housing units. With these additional units from 2019, the newest housing units total 1,862 representing 9.6% of the housing stock. These housing data demonstrate a slowing of housing built in Monroe Township after 2009. The number of housing units approved and not built is not a predictor of future housing units built in any given year. The amount of approved housing units, however, represents an eventual number of housing units that may be built in a municipality. The number of housing units built in a given year depends upon the ability of the housing market to absorb new housing units built – in essence, this is the demand for new housing by housing type during a particular period of time.

Year Structure Built	No. Units	Percent Units
2014 or Later	649	3.4%
2010 to 2013	1,128	5.9%
2000 to 2009	4,874	25.3%
1990 to 1999	3,117	16.2%
1980 to 1989	3,172	16.5%
1970 to 1979	2,959	15.4%
1960 to 1969	1,910	9.9%
1950 to 1959	743	3.9%
1940 to 1949	252	1.3%
1939 or Earlier	465	2.4%

In 2018, Monroe Township had 18,600 occupied housing units. Owner-occupied units totaled 16,786, which was 90.2% of all occupied units. Rental units consisted of 1,814 or 9.8% of all occupied units. The average household size of owner-occupied units was 2.39, and the average household size of rental units was 1.78.

The 2018 value of owner-occupied housing units in Monroe Township are provided in Table 9. More than half of the owner-occupied housing units are valued between \$300,000 and \$999,999 with the percentage of units valued at \$300,000 to \$499,999 and \$500,000 to \$999,999 almost evenly distributed. Owner-occupied housing units valued from \$200,000 to \$299,999 represented 14.0% of all owner-occupied units. Owner-occupied units between \$100,000 and \$149,999 in value comprised 7.6% of such units. Owner-occupied units with a value less than \$100,000 represented 8.1% of the owner-occupied housing units. Owner-occupied housing units valued \$1,000,000 or more represented 0.8% of the owner-occupied housing. The median value of owner-occupied housing units was \$355,500.

Gross rent paid in 2019 within Monroe Township is shown in Table 10. The median gross rent was \$1,499. The gross rent range of \$1,000 to \$1,499 had the greatest percentage of units paying rent (37.3%). The range of \$1,500 to \$1,999 had the second greatest percentage (22.1%) followed by the range of \$2,000 to \$2,999 (12.7%). Units with a gross rent of \$3,000 or more was 10.9% of total units paying rent followed by 10.7% of units paying a gross rent of \$500 to \$999. The smallest group of units paying gross rent was those paying less than \$500 at 2.1%. Units with a gross rent of \$2,500 to \$2,999 were the second smallest group at 4.1%.

Table 9 – Value of Owner-Occupied Units, 2018 Monroe Township		
Value	No. Units	Percent Units
Less than \$50,000	519	3.1%
\$50,000 to \$99,999	837	5.0%
\$100,000 to \$149,000	1,279	7.6%
\$150,000 to \$199,999	1,990	11.9%
\$200,000 to \$299,999	2,351	14.0%
\$300,000 to \$499,999	4,873	29.0%
\$500,000 to \$999,999	4,795	28.6%
\$1,000,000 or More	142	0.8%
Median Value \$355,500		

Table 10 – Gross Rent, 2018 Monroe Township		
Gross Rent	No. Units	Percent Units
Occupied Units Paying Rent	1,509	100.0%
Less than \$500	31	2.1%
\$500 to \$999	162	10.7%
\$1,000 to \$1,499	563	37.3%
\$1,500 to \$1,999	334	22.1%
\$2,000 to \$2,499	192	12.7%
\$2,500 to \$2,999	62	4.1%
\$3,000 or More	165	10.9%
Median Gross Rent \$1,499		

Household Characteristics

Household characteristics for Monroe Township, Middlesex County and New Jersey are shown in Table 11. Monroe Township was estimated to have 18,600 households in 2018. It had the lowest number of persons per household when compared to Middlesex County and New Jersey: Monroe had 2.33; Middlesex had 2.80; and New Jersey had 2.71. With regard to language spoken in the household other than English by persons 5 years and older, Monroe Township had 26.0% of its households with this characteristic. Middlesex County and New Jersey had much higher percentages of households with this characteristic: 43.50% for the county, and 31.00% for the state.

Table 11 – Household Characteristics, 2014 – 2018 Monroe Township, Middlesex County and New Jersey			
Household Characteristic	Monroe Township	Middlesex County	New Jersey
Households	18,600	284,174	3,213,362
Persons /Household	2.33	2.80	2.71
Language Other than English	26.30%	43.50%	31.00%

Educational Attainment

In 2018, Monroe Township had 93.50% of persons 25 years old and over graduating high school or higher. With regard to the same level of educational attainment Middlesex County and New Jersey

had 89.80% and 89.50%, respectively. For persons 25 years old and over Monroe Township had 46.40% attaining a bachelor’s degree or higher. Middlesex County and New Jersey had 42.79% and 38.90%, respectively, of the same level of educational attainment.

Income Characteristics

Income characteristics for Monroe Township, Middlesex County and New Jersey are shown in Table 12. Monroe Township’s 2018 median household income was \$83,091, which was slightly less than in Middlesex County (\$85,954) and slightly more than in New Jersey (79,363). Notwithstanding the large proportion of Monroe residents having advanced educational attainment, the difference between Monroe and the county is most likely due to the high percentage of Monroe households consisting of older, retired person living on fixed income. It is most likely due to the high educational attainment of Monroe residents that causes the township of have a higher median household income than the state. Monroe Township’s per capita income (\$50,802) is significantly higher than Middlesex County (\$38,140) and New Jersey (\$40,895). The poverty rate in Monroe (4.30%) is about half of the rate in Middlesex County (8.20%) and less than half of the rate in New Jersey (9.50%).

Table 12 – Income Characteristics, 2014 – 2018 Monroe Township, Middlesex County and New Jersey			
Income Characteristic	Monroe Township	Middlesex County	New Jersey
Median Household Income	\$83,091	\$85,954	\$79,363
Per Capita Income	\$50,802	\$38,140	\$40,895
Persons in Poverty	4.30%	8.20%	9.50%

AFFORDABLE HOUSING/COURT SETTLEMENT

According to the New Jersey Municipal Land Use Law, 40:55D-28b(3), a municipal Master Plan must contain a Housing Element. Dating back to 1999, attempts by the New Jersey Council on Affordable Housing (COAH) to prepare and adopt constitutionally compliant Third Round Rules failed. Inaction by COAH to adopt such compliant rules caused the New Jersey Supreme Court to act. On March 10, 2015, the New Jersey Supreme Court ruled that First and Second Round Rules should be used to establish present and prospective affordable housing need for the state, housing regions and municipalities. This document includes the housing obligation that extends from 1999 to 2025 for the Township of Monroe, Middlesex County, New Jersey.

Monroe Township previously submitted a Round III Housing Element and Fair Share Plan in

December 2005 in accordance with the November 2004 COAH adopted Third Round Rules (Chapter 5:94). In December 2008, Monroe Township revised its plan and petitioned COAH again because portions of these COAH rules were overturned in 2007. The New Jersey Superior Court Appellate Division found the COAH's second attempt in developing Third Round Rules to be invalid and ordered COAH to prepare rules that utilized methodologies similar to First and Second Round Rules for determining a municipality's regional fair share affordable housing obligation. COAH failed to do so, and the New Jersey Supreme Court established a process for determining regional fair share affordable housing obligations for municipalities and reviewing municipal housing elements and fair share plans to determine whether those plans can be granted approval akin to "COAH substantive certification" by the courts. Monroe Township adopted a Housing Element and Fair Share Plan that complied with the New Jersey Supreme Court process and requirements.

On June 9, 2015, Monroe Township filed a complaint for declaratory judgment (the process established by the New Jersey Supreme Court) and preliminary and permanent injunction relief (the protection the courts provided Monroe Township against developers suing to take control of where affordable housing and market-rate developments will go, and how many and what types of housing units would be built). As a result of extensive negotiations undertaken by Monroe Township with several intervenors, the Court and its master, the agreed-upon obligation for the combined Gap Period (1999 - 2015) and Prospective Need (2015 - 2025) that must be addressed by this Compliance Plan is 1,133. The Fair Share Housing Center (FSHC) supplied the Court with its estimate of Monroe's 1999 – 2025 obligation: 2,323 which were in dispute. Applying the 1,000-unit cap and adding 133, which is one-third of the Court-estimated Gap Period obligation of 399, determined the 1999 – 2025 obligation of 1,133. The balance of 266, which represents two-thirds of the Gap Period, will be added to future obligations in the following manner: the second one-third consisting of 133 will be added to the 2025 – 2035 Prospective Need, and the third one-third consisting of 133 will added to the 2035 – 2045 Prospective Need. Monroe Township's rehabilitation share was estimated to be 104 units.

A summary of Monroe Township's total 1999 – 2025 obligation that includes various affordable housing requirements is provided below.

1999 – 2025 Obligation	1,133 units
Low Income Requirement (50% of Obligation)	567 units
Rental Obligation (25% of Obligation)	283 units
Family Rental Requirement (50% of Rental Obligation)	142 units
Age-Restricted Unit Limitation (25% of Obligation)	283 units
Very Low Income Requirement (13% of Affordable Units Built	111 units
$850 \text{ Affordable Units to be Built} \times 13\% = 111 \text{ Very Low Units}$	

On October 5, 2016, Superior Court granted Conditional Final Judgment of Compliance and Repeal for Monroe Township. Subsequently, Monroe Township adopted several zoning ordinances to provide the opportunity for the development of affordable housing in compliance with the court's judgment. A summary of Monroe Township's plan to comply with its affordable

housing obligation is provided in the Appendix.

In 2019, the Monroe Township Council issued a request for qualifications/request for proposal for affordable housing developers to design, build, operate and maintain an affordable housing project consisting of 37 dwelling units for veterans and their families. During the developer review process, it was learned that increasing the amount of affordable dwelling units to 80 from 37 would improve efficiencies in delivering, maintaining and operating the affordable housing development. Township Council is in the process of finalizing an agreement with Conifer Realty LLC, a full service affordable housing developer and manager, to design, build, operate and maintain an 80-dwelling unit affordable housing project.

Another court-approved mechanism for addressing Monroe Township's affordable housing obligation was a mixed-use development known as SP II, LLC to be located on a parcel of land known as Block 4, Lots 7, 8 and 14.01 and part of Lot 9. This project was to consist of 172 dwelling units, of which 43 would be affordable and 129 would be market-rate, and commercial/retail land uses on about 40 acres of land free of environmental constraints. On April 26, 2016, SP II, LLC obtained an approval for a use variance and certain bulk variances to develop the site with a mix of commercial and inclusionary housing uses according to the VC-2 Overlay in the HD Highway Development zoning district.

Applicant CT07 SPII LLC and DT07 SPII LLC made an application for a new use variance, a height variance and certain bulk variances (essentially amending application no. BA 5112-15) when it discovered an eagle nest existing on the site and learned of the NJDEP 660-foot buffer required between the nest and the nearest edge of development. The concept plan for the new use variance application departed from the one that was originally approved by loading all residential development, some over commercial uses in four-story buildings and some standing alone in four-story buildings, along Route 33 within the area that was supposed to be developed for only commercial uses. The Zoning Board of Adjustment denied the application for the new use variance, height variance and certain bulk variances. The resolution of denial was memorialized on April 30, 2019.

Coincidentally, the modified Monroe Township's Municipally Sponsored/100% Affordable Housing 80-unit project for veterans and their families will be able to accommodate the loss of 43 affordable units from the SP II, LLC development that was denied in 2019.

During the preparation of the mid-term affordable housing report required by the court to be submitted no later than July 1, 2020, it was learned that there was a change in the type of affordable housing units that were produced in the inclusionary housing development identified as Toll Brothers/Monroe Chase Sarlo Conversion Inclusionary Development. The court-approved Plan indicated this inclusionary housing development would produce 26 affordable rental units of which 3 units would be for very-low income families, receive a 26-unit rental bonus and accrue 52 total credits. Monroe Township learned that the 26 affordable units were produced as affordable for-sale units without any of the 3 very low-income affordable units required in the Plan. Since Monroe Township has a surplus in affordable family rentals to which

rental bonuses could apply, Monroe Township will be able to apply the 26 rental bonuses to the inclusionary development identified as Monroe 33 Developers Inclusionary Development, which did not have any rental bonuses in the court-approved Plan. The Monroe 33 Developers Inclusionary Development has been completed, and certificates of occupancy issued for 30 affordable family rental units. The 3 required very low-income affordable units can be transferred to the modified Monroe Township's Municipally Sponsored/100% Affordable Housing 80-unit project.

PUBLIC SANITARY SEWER AND WATER UTILITIES

Monroe Township operates and maintains a sanitary sewerage system and public water supply system. The Monroe Township Utility Department (MTUD) manages these systems for the municipality. MTUD was created in 2011 when Monroe Township decided to disband its Monroe Township Municipal Utility Authority (MTMUA) and change it into a department of the township. The change to a department of Monroe Township created no difficulties or issues for operating the systems and delivering services to the residents and businesses within the municipality.

The sanitary sewerage system consists of a collection and conveyance system that sends effluent to the Middlesex County Utility Authority that treats the effluent and discharges it to the Raritan Bay. The public water system includes a number of wells that draw groundwater for a water source, treating and storing the groundwater, and distributing potable water to residents and businesses within the municipality.

The township's sanitary sewerage system is positioned to meet current and future demand, including the inclusionary housing developments that are part of Monroe Township's court-approved Round III Housing Element and Fair Share Plan, for the next 10 years based on the extensive evaluations of the system that have been performed by MTUD. It is important to continue to evaluate and plan for years beyond 2030.

Based on new construction of infrastructure to fully utilize Monroe Township's water rights that is underway, Monroe Township has sufficient water supply to satisfy current and future demand for the foreseeable future and beyond. It is important to continue planning to improve the system to meet future demand.

TRAFFIC AND LAND USE IMPACTS CAUSED BY INDUSTRIAL DEVELOPMENT IN CRANBURY TOWNSHIP

In 2019, the Monroe Township Council commissioned Center State Engineering to prepare a study of commercial motor vehicle traffic traversing primary connector roads between Monroe Township and neighboring Cranbury Township for the purpose of petitioning the New Jersey Department of Transportation (NJDOT) to permit the weight-restriction of commercial motor

vehicles in excess of eight tons traveling along these primary connector roads. These connector roads consist of Prospect Plains Road (CR 614), Cranbury-Half Acre Road and Cranbury Station Road (CR 615). On September 30, 2019, Center State Engineering issued its report regarding this matter.

Over the past 20-plus years, intensive warehouse/distribution development, which consists of industrial gross floor area in excess of 20 million square feet, has occurred in Cranbury Township. Planning for this industrial growth by Cranbury Township centered on directing tractor-trailer traffic toward U.S. Route 130 and County Route 535, which are direct routes to the New Jersey Turnpike at Exit 8A, and away from residential neighborhoods in Monroe Township. A key to directing tractor-trailer traffic in this manner was the construction of a connector road, known as Liberty Way, which would be internal to Cranbury Township and connect to U.S. Route 130. Specifically, the 2010 Cranbury Township Master Plan described Liberty Way as “a Minor Arterial road to provide a north/south bypass to the Route 130 corridor and to provide a direct connection between Cranbury’s warehouse-office areas and Exit 8A of the New Jersey Turnpike.”

The completion of Liberty Way never came to fruition; however, industrial development in Cranbury Township continued. The increasing truck traffic generated by the continued development of warehouses and distribution facilities in Cranbury Township and the absence of a connection from the Cranbury industrial areas to the New Jersey Turnpike via Liberty Way have exacted a heavy toll on the residential neighborhoods in Monroe Township. The findings of the 2019 Center State Engineering study provided the following data about traffic volumes and percentage of commercial motor vehicles (CMVs) on the three major connector roads in Monroe:

Cranbury Station Road (C.R. 615)

Eastbound:

Total Vehicles: 11,999 (2 days)

CMVs: 625 (2 days)

Percentage of CMVs: 5.2%

Westbound:

Total Vehicles: 12,257 (2 days)

CMVs: 850 (2 days)

Percentage of CMVs: 6.9%

Cranbury-Half Acre Road

Eastbound:

Total Vehicles: 8,672 (2 days)

CMVs: 472 (2 days)

Percentage of CMVs: 5.4%

Westbound:

Total Vehicles: 8,874 (2 days)

CMVs: 445 (2 days)

Percentage of CMVs: 5.0%

Prospect Plains Road (C.R. 614)

Eastbound:

Total Vehicles: 11,075 (2 days)

CMVs: 826 (2 days)

Percentage of CMVs: 7.5%

Westbound:

Total Vehicles: 10,409 (2 days)

CMVs: 774 (2 days)

Percentage of CMVs: 7.4%

The Center State Engineering report summarized crash data for the three Monroe Township connector roads during the most recent three-years period:

- No fatalities associated with crashes along the three roads
- Prospect Plains Road (C.R. 614) – 49 crashes
- Cranbury Station Road (C.R. 615) – 23 crashes
- Cranbury-Half Acre Road – 20 crashes

Part of the Center State Engineering report included an entrapment analysis that demonstrated trucks traveling along various roads in the Townships of Monroe and Cranbury would be able to continue to and from their destinations without traversing the three connector roads in Monroe proposed to have 8-ton weight restrictions. The report concluded that no entrapment would occur and alternate routes are available for trucks in excess of 8 tons to travel to and from the Cranbury industrial areas without traveling on Cranbury-Half Acre Road, Prospect Plains Road (C.R. 614) and Cranbury Station Road (C.R. 615) in Monroe Township. The report ends with a recommendation to pursue the 8-ton weight restrictions for the three Monroe Township roads.

In addition to having the traffic study prepared by Center State Engineering, the Monroe Township Council commissioned the preparation of a report regarding the growth of industrial warehousing and distribution facilities in the southeastern corner of neighboring Cranbury Township and the impacts of such industrial growth affecting the rural and suburban areas in Monroe Township bordering this portion of Cranbury, as well as the historic hamlet of Cranbury Station and the rural areas east of the New Jersey Turnpike in Cranbury Township. On April 24, 2019, Mark A. Remsa, PP, LLA, AICP, ASLA issued his report titled “Land Use Planning Study for Southeastern Corner of Township of Cranbury, Middlesex County, New Jersey.” The study focused on the southeastern corner of Cranbury that covered about 407 acres.

The land use study provided the following findings:

1. The Study Area is rural in nature with 96.8 percent of the area consisting of farmland, 1.6 percent residential and 1.6 percent vacant.
2. The Study Area has a significant amount of environmentally sensitive lands that consist of 348.8 acres of freshwater wetlands that represent 74.1 percent of the area.

3. The majority of the Study Area is outside a sewer service area, which is indicative of keeping an area rural. As a matter of fact, the small area that is within a sewer service area should be changed to a non-sewer service area to ensure low-intensity development occurs in the Study Area.
4. The rural road system in the Study Area is inadequate to handle traffic generated by industrial development.
5. The ability to increase the capacity of the rural road system in the Study Area would be hampered by the wetlands that exist along the edge of the roads.
6. The ability to improve Hightstown-Cranbury Station Road would be hampered by the existing development around the former train station (Chamberlin & Barclay Garden Center) that is built at the road's edge.
7. Adding industrial development to the Study Area would increase traffic through Ely Drive, a residential road in the neighboring residential development in Monroe Township that connects Halsey Reed Road to Station Road.
8. The size and scale of future industrial development in the Study Area would be incompatible with the historic hamlet of Cranbury Station and the residential development in neighboring Monroe Township.
9. The agricultural industry in the Study Area would be negatively affected by the loss of farmland should it be developed with industrial uses.
10. Maintaining the rural character of Cranbury Township is paramount. So is maintaining a viable agricultural industry in the Township. Changing the zoning district to something similar to A-100 and utilizing innovative land development techniques to allow residential development while preserving important farmland can be accomplished in the Study Area.

To prepare the study, the southeastern corner of Cranbury Township was analyzed in terms of the planning policies, goals and objectives of the Township and how they relate to the physical nature and characteristics of the Study Area and neighboring areas. With the foregoing findings drawn, the study concluded “the current I-LI Light Impact Industrial zoning district [in Cranbury Township] is inappropriate... and the zoning should be changed to something similar to A-100 Agricultural Preservation zoning district [of Cranbury Township].”

OPEN SPACE AND FARMLAND PRESERVATION

In 2011, the Planning Board adopted an amended Open Space Plan Element that contained an updated list of target properties for open space acquisition. Another updated list was prepared in 2015. The Mayor and Council have acquired additional open space and preserved farmland in Monroe Township over the years and continue to do so working toward the preservation of approximately half of the municipality. It is timely to update the Parks, Open Space and Recreation Plan Element.

SPECIFIC RECOMMENDATIONS

C.40:55D-89d. provides that the reexamination report shall state:

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

Given the new local and regional planning issues that emerged since 2009, the foregoing changes in conditions observed for the Township, and the new assumptions, policies, goals and objectives developed for this master plan reexamination report, the master plan reexamination report recommends the preparation of a new master plan and the revision of land use regulations to comport with the new master plan. The elements of the new master plan should address and develop policies and strategies for implementing the previously established goals that remain valid and the new general goals that have been established in this reexamination report. Given the 2009 recommendations to undertake numerous master plan elements are important and there are financial constraints in preparing the recommended master plan elements, it is important to prioritize the master plan work. The following recommendations are made for the new master plan to include and address:

First Priority

1. Prepare a vision statement for Monroe Township.
2. Update the following plan elements:
 - a. Land Use;
 - b. Circulation;
 - c. Parks, Open Space and Recreation;
 - d. Utility Service; and
 - e. Recycling
3. Amend the Housing Element and Fair Share Plan to reflect recent changes.

Second Priority

1. Update the following plan elements:
 - a. Community Facilities;
 - b. Economic;
 - c. Conservation; and
 - d. Historic Preservation
2. Prepare a Sustainability Plan Element.

REDEVELOPMENT PLANS

C.40:55D-89e. provides that the following aspects regarding redevelopment plans shall be stated in

the reexamination report:

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A: 12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township of Monroe has designated no redevelopment areas within the municipality. Therefore, this provision of the MLUL is irrelevant to the Township's master plan and land development regulations.

RECOMMENDATIONS FOR PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE

C.40:55D-89f. provides that the reexamination report discuss recommendations concerning locations appropriate for the development of public electric vehicle infrastructure:

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

Given the fact that the reexamination report recommends updating Monroe Township's land use plan and circulation plan elements, it would be appropriate to incorporate into these plan elements the analysis of whether of there are any locations appropriate for the development of public electric vehicle infrastructure and, if any, whether any changes to the Township's land development regulations should be recommended for the development of public electric vehicle infrastructure.

APPENDIX
SUMMARY OF PLAN FOR 1999 – 2025
AFFORDABLE HOUSING OBLIGATION

The following tables are taken from the court-approved 1999 – 2025 Housing Element and Fair Share Plan for Monroe Township.

Table 26: Obligation Compliance – 1,133 Affordable Units					
Mechanism	Affd. Fam. Rental	Affd. Age-Restricted Rental	Rental Bonus	Total Credits	Affd. Very Low Inc. Rental
Toll Brothers/Monroe Chase Sarlo Conversion Inclusionary Development	26	--	26	52	3
K. Hovnanian Sarlo Conversion Municipally Sponsored/100% Affordable Housing (15% Very Low)	37	--	37	74	6
VC-2 Overlay Zone: Shared Properties I Inclusionary Development	47	--	47	94	6
VC-1 Overlay Zone: JSM Mounts Mills Celebrations Court Settlement Inclusionary Development	--	66	--	66	9
VC-1 Overlay Zone: JSM Mounts Mills Celebrations Court Settlement 100% Affordable (15% Very Low)	100	--	51	151	15
AFMUD/HD Overlay Zone: JSM Route 33 North Court Settlement Inclusionary Development	--	131	--	131	17
AFMUD/HD Overlay Zone: JSM Route 33 North Court Settlement 100% Affordable (15% Very Low)	171	--	51	222	26
PRD-AH-AR Zone to be changed to R-ARAF Zone: Countryside Inclusionary Development	--	53	--	53	7
New HD-R-AH Zone to be created: Monroe 33 Developers Inclusionary Development	30	--	--	30	4
New POCD-AR-AH Zone to be created: JSM Applegarth Inclusionary Development	--	33	--	33	4

New MU-HD-R-AH Zone to be created: JSM Route 33 South Inclusionary Development	113	--	71	184	15
VC-2 Overlay Zone: SP II Inclusionary Development	43	--	--	43	6
Total	567	283	283	1,133	118

Monroe Township

3-Mar-16

Affordable Housing Obligation 1999 - 2025 1,133 Units

Maximum Age-Restricted Affordable Units 283
 Minimum Affordable Rental Units 283
 Maximum Bonus Credits for Affordable Rentals 283

Project	Non-Age Restricted Affordable Units			Age-Restricted Affordable Units			Total Affd Credits	Market-Rate Units		Total MR & Affd Units
	For-Sale	Rental	Bonus Credits	For-Sale	Rental	Bonus Credits		Non-Age Restricted	Age-Restricted	
<i>1999-2015</i>										
Toll Bros. Sarlo Convers. Sarlo Conversion		26	26				52	104		130
K. Hov Sarlo Conversion 100% Affd.		37	37				74	132	146	315
Shared Properties I Use Variance		47	47				94	186		233
JSM Mounts Mills Celebrations/Court Settlement					66		66	456		522
JSM Mounts Mill 100% Affd		100	51				151			100
JSM Route 33 North Court Settlement					131		131	618		749
JSM Rt.33 N. 100% Affd		171	51				222			171
Total		381	212		197		790	1496	146	2220

Project	Non-Age Restricted Affordable Units		Age-Restricted Affordable Units		Total Affd Credits	Market-Rate Units		Total MR & Affd Units
	For-Sale Unit:	Rental Units	Bonus Credits	r-Sale Un		Rental Units	Bonus Credits	
2015-2025								
Monroe 33 Developers		30			30		120	
JSM Applegarth				33	33			109
JSM Route 33 South		113	71		184		1273	
Shared Properites II Use Variance		43			43		172	
Countryside				53	53		213	
Total		<u>186</u>	<u>71</u>	<u>86</u>	<u>343</u>		<u>1778</u>	<u>109</u>
Total 1999-2025		567	283	283	1133		3274	255
Total Setaside based on Total Affd. Credits				25.9%			Total MR & Affd Units to be Built	4379
Actual Setaside based on Total Affd. Units to be Built				19.4%			Total MR Units to be Built	3529
							Total Affd Units to be Built	850

The K. Hov Sarlo Conversion 100% Affordable Project sponsored by Monroe Township, all JSM developments and all 2015-2025 inclusionary developments will provide 13% very-low affordable rental units of the total affordable rental units of each respective project/development.

Summary of JSM Developments

Project	Non-Age Restricted Affordable Units		Age-Restricted Affordable Units		Total Affd Credits	Market-Rate Units		Total MR & Affd Units
	For-Sale Unit:	Rental Units	Bonus Credits	r-Sale Un		Rental Units	Bonus Credits	
JSM Mounts Mills Celebrations/Court Settlement				66	66		456	
JSM Mounts Mill 100% Affd		100	51		151			100
JSM Route 33 North Court Settlement				131	131		618	
JSM Rt.33 N. 100% Affd		171	51		222			171
JSM Applegarth				33	33			109
JSM Route 33 South		<u>113</u>	71		<u>184</u>		<u>1273</u>	
Total		384	173	230	787		2347	109

JSM Summary

Total Age-Restricted Affordable Units to be Built	230
Total Non-Age Restricted Affordable Units to be Built	384
Total Affordable Units to be Built	614
Total Affordable Credits	787
Total Age-Restricted Market-Rate Units to be Built	109
Total Non-Age Restricted M-R Units to be Built	2347
Total Market-Rate Units to be Built	2456
Total Units to be Built	3070
Setaside based on Total Affd. Units to be Built	20.0%
Setaside based on Total Affd. Credits	25.6%