

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-11-2025-027

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING CHAPTER 108, ZONING, OF THE CODE OF THE TOWNSHIP OF
MONROE TO REDUCE THE NUMBER OF MARKET RATE UNITS REQUIRED
PURSUANT TO THE TOWNSHIP'S THIRD ROUND AFFORDABLE HOUSING
OBLIGATION AND TO PROVIDE FOR AFFORDABLE UNITS TO BE APPLIED TO
THE TOWNSHIP'S FOURTH ROUND OBLIGATION

BE IT ORDAINED by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, being the governing body thereof, that Chapter 108 of the Code of the Township of Monroe is hereby amended and supplemented as follows: (All new language is depicted in **bold and underline**. All language deletions are depicted in ~~strikethrough~~. Language that remains unchanged is not highlighted in anyway)

NOW, THEREFORE, BE IT ORDAINED,

SECTION 1

Chapter 108. Land Development Article VI. Zoning District Regulations
§ 108- 6.34 H-D-1 Highway Development District 1

1 The official map of the Township of Monroe is hereby amended to create an HD-1 Highway Development District 1. The HD-1 District shall consist of Block 3, Lots 12.01, 13, 14, 26 and 27 and the official map of the Township of Monroe shall be amended to reflect the same.

2 The Following shall be the requirements of the HD-1 District, in addition to other provisions, not inconsistent with this article. In the case of conflict with the provisions of other ordinances, this section shall govern.

A. Permitted uses. All permitted uses in H-D Highway Development District (§108-6.18A)

B. Permitted accessory uses. All permitted accessory uses in H-D Highway Development District (§108-6.18A).

C. Bulk Standards. The area, yard and building requirements specified herein are applicable to the HD-1 District.

- Min. Lot Area 7 Acres
- Min. Lot Frontage 300 feet
- Min. Lot Width 300 feet
- Principal Buildings
- Min. Front Yard 50 feet
- Min. Each Side Yard 50 feet
- Min. Rear Yard 50 feet
- Accessory Buildings
- Min. Side Yard 50 feet
- Min. Rear Yard 50 feet
- Building Height-Principal and Accessory
- Principal Building Maximum: 50 feet
- Accessory Building Maximum: 45 feet
- Maximum Percent of Lot Coverage by Building(s) and Structure(s): 40%

- Maximum Square Footage: 1.9 million sq. ft.
- Maximum Percent of Impervious Lot Coverage: 70%

D. Conditional uses. All conditional uses in HD-1 Highway Development District (§108-6.18A)

E. Signs. Signage as permitted in Article X of this chapter.

F. Parking Requirements. Parking is required in accordance with the following standards.

(1) Minimum of one automobile parking space for each 4,000 s.f. of gross floor area.

(2) Minimum of one tractor trailer parking space shall be provided for each 10,000 s.f. of gross floor area.

(3) Parking areas may be located in any front yard provided a 50-foot setback is maintained and any rear or side yard provided a 20-foot setback is maintained.

(4) Each off-street parking space shall, measure not less than 9 x 18 feet.

(5) Loading spaces shall be a minimum of 12 feet wide by 50 feet long

(6) Parking areas shall be so arranged as to provide adequate access to all buildings in case of fire or other emergency.

(7) Driveway width shall be no less than 35 feet. The number of driveways and widths thereof however shall conform to and be subject to NJDOT and/or County regulations and requirements (if any).

(8) Each drive aisles shall be no less than 24 feet.

G. Fences. Fencing as permitted in accordance with Article VII of this chapter.

H. Landscape buffer requirements.

(1) A buffer area 50 feet in width shall be provided along any road frontage, and along any front, side or rear lot line that abuts a residential zone. The buffer shall consist of a minimum six foot high sculptured, undulating berm that has a top of berm width ranging from 10 to 20 feet. The top of the berm will be planted with a mass of evergreen trees with an average height of eight feet. This evergreen stand shall be planted in a natural pattern which achieves a full screening effect. The Planning Board or Board of Adjustment shall have the right to require a continuous six foot berm as a particular case may warrant. The sides of the berm shall be established with shrubs and ground cover. The landscaping and plant material shall conform to § 108-8.1J. The landscaped berm shall be installed and established prior to the commencement of construction. No structures, fences, walls or accessory buildings shall be located within the buffer area. If the frontage contains woodland, the Planning Board or Board of Adjustment shall determine the extent of any supplemental planting.

(2) All side and rear yards shall be suitably landscaped with shrubs and ground cover in accordance with Article VIII of this chapter.

SECTION 2

§ 108-6.18(J). H-D Highway Development District is hereby amended to read as follows.

J. AHMUD/HD Affordable Housing Mixed Use Development/Highway Development Zone.

(1) The purpose of this subsection is to establish the standards and requirements for

mixed use development that includes a mix of market-rate housing and housing that is affordable to low and moderate-income households and nonresidential commercial and office facilities. The affordable housing will assist Monroe Township in meeting its constitutional and statutory obligations to provide a realistic opportunity for the construction of its fair share of its region's needed low and moderate-income housing.

(2) The AHMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone shall apply to the following parcels of land only: Block 6, Lots 12.05, 12.06, ~~13.01~~, **13.02, 13.03**, ~~14.01~~, 15.01, 16.01, ~~17.01~~, **17.02**, ~~18.01~~, 19.03, 19.04, 20.01, ~~21.03~~, ~~21.04~~, ~~22.01~~, **21.05, 22.02**, 23.01, 24.01, 25.01, 26.01, 27.01 28.01 and 29.02 [Amended 9-3-14 by Ord. No. O-9-2014-020]

(3) The minimum tract size for development in the AHMUD/HD Affordable Housing Mixed Use Development/Highway Development Zone shall be ~~three hundred (300) acres~~: **at least 275 acres.**

(4) Permitted uses. **All conditional or permitted uses in HD Highway Development District (§108-6.18A) as well as:**

a. All principal uses permitted in the VC-1 Village Center District Zone (§108-6.7.J). ~~All principal uses permitted in the HD Highway Development District § 108-6.18A except for the following uses: new auto sales and showroom establishments; fully enclosed establishments for the sale and repair of machinery and equipment; whole-sale, distributive and storage establishments; and highway development parks.~~

b. Inclusionary housing development consisting of affordable housing as defined by the current rules of the New Jersey Council of Affordable Housing and market rate housing. All housing shall comply with the provisions set forth in this section.

c. Regional shopping centers provided they comply with the following requirements:

[1] A minimum lot area of 25 acres.

[2] All the area, yard and building requirements of § 108-6.4.

[3] Not more than 20% of the required parking shall be permitted in a front yard.

[4] All buildings shall have a break in façade at least every 40 feet.

[5] Landscaping and buffering shall be provided in accordance with the requirements of this chapter.

[6] Storm drainage and utilities shall be provided in accordance with the requirements of this chapter.

[7] Signage shall be provided in accordance with the requirements of this chapter.

[8] Lighting shall be provided in accordance with the requirements of this chapter.

(5) Permitted accessory uses as set forth in § 108-6.18B **as well as:**

a. Water Tanks

(6) The area, yard and building requirements shall be applied in the following manner:

a. All nonresidential development shall comply with § 108-6.4 of this article,

except as follows:

- ~~1. Maximum building height for hotels and offices shall be four stories and 60 feet.~~
- ~~2. Maximum floor area ratio for hotels and offices shall be 0.45.~~
- ~~b. Inclusionary housing development shall comply with § 108-6.4 of this article and the applicable subsections of this chapter.~~

1. Minimum lot area: Lots along Route 33 shall be at least three acres. Internal lots within tract shall be at least 20,000 square feet.

2. **Minimum lot dimensions:**

<u>Description</u>	<u>Lots along Route 33</u>	<u>Internal Lots</u>
<u>Frontage</u>	<u>300 feet</u>	<u>100 feet</u>
<u>Width</u>	<u>300 feet</u>	<u>100 feet</u>
<u>Depth</u>	<u>300 feet</u>	<u>200 feet</u>

3. **Yard requirements for principal buildings and structures for lots along Route 33:**

<u>Description</u>	<u>Requirement</u>
<u>Minimum front yard</u>	<u>50 feet</u>
<u>Minimum side yard</u>	<u>15 feet</u>
<u>Minimum rear yard</u>	<u>50 feet</u>

4. **Yard requirements for principal buildings and structures for internal lots within tract (not including canopies and/or awnings):**

<u>Description</u>	<u>To Internal Lot Property Line</u>	<u>To Curb Line of Internal Road</u>
<u>Front yard minimum</u>	<u>0 feet</u>	<u>10 feet</u>
<u>Front yard maximum</u>	<u>10 feet</u>	<u>20 feet</u>
<u>Side yard minimum</u>	<u>15 feet</u>	
<u>Rear yard minimum</u>	<u>40 feet</u>	

5. **Maximum building height:**

<u>Description</u>	<u>Requirement</u>
<u>Principal building, including 100 percent nonresidential and mixed nonresidential and residential</u>	<u>3 stories 50 feet</u>
<u>Accessory building</u>	<u>1 story 25 feet</u>

6. Minimum separation between buildings on lot with multiple buildings:

<u>Description</u>	<u>Requirement</u>
<u>Side of building to side of building</u>	<u>30 feet</u>
<u>Rear of building to rear of building</u>	<u>80 feet</u>
<u>Rear of building to side of building</u>	<u>55 feet</u>

c. Inclusionary housing development shall comply with § 108-6.4 of this article and the applicable subsections of this chapter.

1. Minimum lot area: 5 acres
2. Minimum lot dimensions:

<u>Description</u>	<u>Requirement</u>
<u>Frontage</u>	<u>400 feet</u>
<u>Width</u>	<u>400 feet</u>
<u>Depth</u>	<u>500 feet</u>

3. Yard requirements for principal buildings and structures:

<u>Description</u>	<u>Tract Boundary</u>	<u>Internal Lots</u>
<u>Minimum front yard</u>	<u>50 feet</u>	<u>20 feet</u>
<u>Minimum side yard</u>	<u>40 feet</u>	<u>10 feet</u>
<u>Minimum rear yard</u>	<u>50 feet</u>	<u>20 feet</u>

4. Maximum building height:

<u>Description</u>	<u>Requirement</u>
<u>Principal building, townhouse and multifamily</u>	<u>3 stories</u> <u>45 feet</u>
<u>100 percent affordable multifamily</u>	<u>3 stories 50 feet</u>
<u>Accessory building</u>	<u>1 story</u> <u>25 feet</u>

5. Minimum separation between buildings on lot with multiple buildings:

<u>Description</u>	<u>Requirement</u>
<u>Side of building to side of building</u>	<u>20 feet</u>
<u>Rear of building to rear of building</u>	<u>20 feet</u>
<u>Rear of building to side of building</u>	<u>20 feet</u>

d. Industrial Uses applicable to Block 6, Lot 27

1. Minimum lot area: 3 Acres
2. Minimum lot dimensions:
 - a. Min. Frontage: 200 feet
 - b. Min. Width: 200 feet
3. Yard requirements for principal buildings and structures:

<u>Description</u>	<u>Requirement</u>
<u>Minimum front yard</u>	<u>50 feet</u>
<u>Minimum side yard</u>	<u>50 feet</u>
<u>Minimum rear yard</u>	<u>50 feet</u>

4. Yard requirements for accessory uses:
 - a. Side Yard: 50 feet
 - b. Rear Yard: 50 feet
5. Maximum Principle Building Height: 50 feet
6. Maximum lot coverage by building(s) and structure(s): 40%
7. Maximum percent of impervious coverage: 70%

(7) Conditional uses requiring a conditional use permit, subject to the provisions of Article VII of this chapter.

a. Wireless communications antennas and wireless communications towers in accordance with the conditions, standards and limitations specified in § 108-7.3.

b. Public utility installations.

(8) Signs. Signage as permitted in § 108-10.1

(9) Parking as required in § 108-9.1, except as follows:

a. Warehouse

1. Minimum of one automobile parking space for each 4,000 s.f. of gross floor area.
2. Minimum of one tractor trailer parking space shall be provided for each 10,000 s.f. of gross floor area.
3. Each off-street parking space shall, measure not less than 9 x 18 feet.
4. Loading spaces shall be a minimum of 12 feet wide by 50 feet long

5. Parking areas shall be so arranged as to provide adequate access to all buildings in case of fire or other emergency.

6. Driveway width shall be no less than 35 feet. The number of driveways and widths thereof however shall conform to and be subject to NJDOT and/or County regulations and requirements (if any).

7. Each drive aisles shall be no less than 24 feet.

b. Residential:

1. Multifamily residential in accordance with R.S.I.S.

(10) Landscaping and buffering as required in §108-6.18 and §108-8.1

(11) Fences as permitted in § 108-8.2.

(12) Design requirements as required in § 108-6.18.

(13) Inclusionary housing development.

a. The following residential dwellings shall be provided:

1. Market rate condominium flats and townhouses.

2. Affordable age restricted rental flats, which may be developed as ~~multifamily dwellings~~ **family affordable units** and/or over commercial and office uses that are on the first floor on the condition that separate entrances to the affordable housing dwelling units are provided.

b. The following number of market rate and affordable housing dwelling units permitted in this zone shall be:

Description	Number of Dwelling	
	Units	Percentage (%)
Market Rate Units	<u>618</u>	82.5
Family Affordable Units	131 <u>236</u>	17.5
Total	749 <u>854</u>	100.00

c. Market rate and affordable housing dwelling units shall be developed on at least 25 acres of contiguous developable land exclusive of freshwater wetlands, one- hundred-year floodplains, steep slopes and other environmental constraints within the tract of land.

~~d. Given the fact that the overlay zone provides for a greater degree of flexibility for a mix of uses on the tract that improve the economic viability of the development of the tract, a lot that contains at least 10 acres of land that is not encumbered by freshwater wetlands, one hundred year floodplains, steep slopes and other environmental constraints shall be deeded to Monroe Township for the purpose of developing it as municipally sponsored, 100% affordable housing. Title of the lot shall be transferred to Monroe Township within 30 days of filing the final subdivision plat with the Middlesex County Clerk.~~ **The low and moderate income split for affordable housing shall comply U H A C**

c. The construction phasing of market-priced and low and moderate-income units being developed on-site shall comply with N.J.A.C. 5:93-5.6(d), except that 65 family affordable units shall be phased in with the market rate units on Block 3, Lot 31 & 32, also referred to as the Disbrow parcel.

f. An open space organization shall be established pursuant to § 108-6.13F.

g. Sidewalks and walkways shall be provided pursuant to § 108-6.13H.

- h. Buffers shall be provided pursuant to § 108-6.13I.
- i. Landscaping, shade trees and tree preservation shall comply with § 108-6.13J.
- j. (Reserved) [Deleted 9-3-14 by Ord. No. O-9-2014-020]
- k. The low and moderate income split for affordable housing shall comply with § 108-6.13K(3).
- l. The location and design of affordable housing shall comply with § 108-6.13K(6).
- m. Affordable housing shall comply with § 108-6.13K(7), the Monroe Township Affordable Housing Ordinance and current New Jersey Council on Affordable Housing rules.
- n. Application procedures for inclusionary housing development shall comply with § 108-6.13L.

SECTION 3

Article VI. Zoning District Regulations

§ 108-6.7K VC-3 Village Center.

The official zoning map, as established by §108-6.2 is hereby amended to designate the following lot and blocks as VC-3 Village Center: Block 36 Lots 13, 14, 15 & 16.01 and Block 53 Lot 21.05.

(1) Purpose. The purpose for the VC-3 Zone is to promote a range of commercial, office and residential land uses within a newly created, pedestrian-friendly, mixed-use environment that will serve local and community-wide needs and create new business and employment opportunities while meeting Monroe Township's constitutionally mandated obligation to provide affordable housing. A five (5) acre parcel shall be subdivided off to accommodate retail / commercial development in accordance with the standards set forth herein. The following shall be requirements of the zone area in addition to other provisions, not inconsistent with this Article. In no event shall Article VII, Conditional Uses, apply to this zone. In case of a conflict with the provisions of other ordinances, this section shall govern.

(2) Permitted principal uses.

(b) Nonresidential uses located along Spotswood-Englishtown Road and Mounts Mills Road, that are permitted in the VC-1 Village Center Zone.

(c) Residential dwellings including the following:

[1] Age Restricted and Family Market Rate and Affordable Units of up to 1,000 units including but not limited to condominium and apartment style units and townhomes, as follows:

Family Market 444

Family Affordable 206

Senior Market 350

(d) Parks, recreational facilities, and playgrounds;

(e) Open space; and

(f) Multiple residential and nonresidential uses and buildings on one lot, with nonresidential uses as restricted above in this section.

(2) Permitted accessory uses.

(a) Customary and accessory uses and buildings which are clearly incidental to permitted principal nonresidential uses and buildings.

(3) Permitted intensities of development.

- (a) Maximum building coverage for residential and nonresidential uses of 30% shall be permitted.
- (b) Maximum impervious coverage for residential uses of 60% shall be permitted.
- (c) Maximum impervious coverage for nonresidential uses of 80% shall be permitted.

(4) Bulk standards.

(a) Minimum lot area:

Perimeter lots along existing public roads shall be at least 30,000 square feet.

Internal lots shall be at least 20,000 square feet.

1. Minimum lot dimensions:

<u>Description</u>	<u>Perimeter Lots</u>	<u>Internal Lots</u>
<u>Frontage</u>	<u>150 feet</u>	<u>100 feet</u>
<u>Width</u>	<u>150 feet</u>	<u>100 feet</u>
<u>Depth</u>	<u>200 feet</u>	<u>200 feet</u>

2. Yard requirements for principal buildings and structures for lots along perimeter of tract along existing public roads:

<u>Description</u>	<u>Requirement</u>
<u>Minimum front yard</u>	<u>25 feet</u>
<u>Minimum side yard</u>	<u>15 feet</u>
<u>Minimum rear yard</u>	<u>40 feet</u>

3. Yard requirements for principal buildings and structures for internal lots within tract:

<u>Description</u>	<u>To Internal Lot Property Line</u>	<u>To Curb Line of Internal Road</u>
<u>Front yard minimum</u>	<u>0 feet</u>	<u>10 feet</u>
<u>Side yard minimum for nonresi- dential use to residential use</u>	<u>15 feet</u>	
<u>Rear yard minimum</u>	<u>40 feet</u>	

Note: Internal road applies to either a road dedicated to the municipality or a private road.

4. Maximum building height:

<u>Description</u>	<u>Requirement</u>
<u>Principal building, including 100 percent non-residential and mixed nonresidential and residential</u>	<u>3 stories</u> <u>50 feet</u>
<u>Accessory building</u>	<u>1 story</u> <u>25 feet</u>

5. Minimum separation between buildings on lot with multiple buildings:

<u>Description</u>	<u>Requirement</u>
<u>Side of building to side of building</u>	<u>30 feet</u>
<u>Rear of building to rear of building</u>	<u>50 feet</u>
<u>Rear of building to side of building</u>	<u>35 feet</u>

(b) Residential uses:

1. Minimum lot area: 5 acres
2. Minimum lot dimensions:

<u>Description</u>	<u>Requirement</u>
<u>Frontage</u>	<u>200 feet</u>
<u>Width</u>	<u>200 feet</u>
<u>Depth</u>	<u>300 feet</u>

3. Yard requirements for principal buildings and structures:

<u>Description</u>	<u>District Boundary</u>	<u>Internal Lots</u>
<u>Minimum front yard</u>	<u>40 feet</u>	<u>20 feet (25 feet if driveway)</u>
<u>Minimum side yard</u>	<u>40 feet</u>	<u>0 feet</u>
<u>Minimum rear yard</u>	<u>50 feet</u>	<u>10 feet</u>

4. Maximum building height:

<u>Description</u>	<u>Requirement</u>
<u>Principal Building, Townhouse</u>	<u>3 stories, 40 feet</u>
<u>100 percent affordable and Multifamily</u>	<u>3 stories, 50 feet</u>

5. Minimum separation between buildings on lot with multiple buildings:

<u>Description</u>	<u>Requirement</u>
<u>Side of building to side of building</u>	<u>20 feet</u>
<u>Rear of building to rear of building</u>	<u>50 feet</u>
<u>Rear of building to side of building</u>	<u>40 feet</u>

(5) Landscape buffer requirements:

(a) Nonresidential uses:

1. Minimum width of buffer area along existing public roads shall be 20 feet. A six-foot wide concrete sidewalk that is parallel to existing public roads and offset three feet from the curblines of the existing roads shall be provided. Street trees shall be provided within the landscape buffer area along the sidewalks. Street furniture, such as benches, trash receptacles and other amenities, may be required along the sidewalks by

the approving Board. Fencing, masonry walls and/or hedges, all of which shall not exceed three feet in height, may be required within the landscape buffer area along the street right-of-way line by the approving Board.

2. Minimum width of buffer area along tract boundary other than along roadways shall be 40 feet.
3. Minimum width of buffer area for side and rear yards when nonresidential uses abut nonresidential uses shall be 10 feet.
4. Minimum width of buffer area for side yards when nonresidential uses abut residential uses within development shall be 20 feet.

(b) Residential uses:

1. Minimum width of buffer area along existing public roads and tract boundary shall be 50 feet.
2. Landscape buffer areas shall include a mix of evergreen trees, shrubs and ground cover, and comply with § 108-8.1J.

(6) Traffic and circulation.

(a) A detailed traffic study analyzing the development's impact on the existing road system including, but not limited to, Mounts Mills Road, Spotswood-Englishtown Road, the full intersection of the two aforementioned roads, and proposed road intersections with any of the surrounding roads shall be filed with the development application.

(b) No curb cuts for residential driveways shall be permitted along Mounts Mills Road and Spotswood-Englishtown Road. In order to create an internal road system with limited access to existing public roads, all access from the two aforementioned roads shall be achieved by a primary access road with driveways and roads intersecting the primary access road within the internal areas of the development, and from secondary access roads that intersect Mounts Mills Road, Spotswood-Englishtown Road and the primary access road with driveways and roads intersecting the secondary roads within the internal areas of the development.

(c) Street trees shall be provided in accordance with the provisions of this chapter.

(7) Open space.

(a) Conservation areas that include wetlands, wetland buffers and one-hundred-year floodplains should be preserved and monumented.

(b) Walking trails through open space areas may be provided, where there is no conflict with other agency approvals.

(8) Signage. Signage as permitted in Article X of this chapter.

(9) Parking and loading.

(a) All provisions of this chapter regarding parking and loading shall apply to this zone.

1. Minimum of 1 space for every 400 sf of gross leasable area of ground floor area.
2. Loading shall comply with the VC-1 Village Center zone.
3. Residential parking per R.S.I.S. standards.

(10) Design Standards:

(a) General

1. Street furniture such as benches, street lamps, bicycle racks, trash receptacles, tree grates, bus stops, landscape planters and other amenities may be provided.

2. Internal buffering between residential and nonresidential uses, particularly for screening parking lots, loading areas and refuse enclosures may be provided, where practical.

3. All utilities shall be installed underground, unless such structures are pre-existing and/or subject to utility company requirements.

(b) Nonresidential uses:

1. The location of nonresidential and mixed-use building entrances and orientation of buildings shall minimize distance to walk from one building to another. Buildings with more than one façade facing a public street, internal road, parking lot or open space shall be required to provide multiple front façade treatments.

2. All uses shall be conducted within completely enclosed buildings unless otherwise specified herein.

3. Street-level store fronts and building entrances shall be open and inviting to pedestrians.

4. Air-conditioning units, heating, ventilating and air-conditioning (HVAC) systems, exhaust pipes or stacks, satellite dishes and other telecommunication receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public view and adjacent properties.

(c) Residential uses:

1. Townhouse buildings shall consist of no more than eight townhouse dwelling units per building in order to prevent the development of long and monotonous buildings. No more than two adjacent townhouse units shall have the same building offset, which shall vary by at least four feet.

2. The front façade of a townhouse unit shall reflect a traditional village character. Awnings, open and usable porches, stoops, bay windows and/or balconies and other decorative entries may encroach into building setback lines.

3. Garages for townhouse buildings may be front-, side- or rear-entry types. Sufficient storage area to accommodate automobiles, automotive accessories, tools, trash/recycle materials and other items typically found in garages shall be provided.

4. Townhouse dwelling units shall have private outdoor space, which may include a deck, patio and/or terrace. Such outdoor space shall be screened with landscaping and/or fencing that shall not exceed five feet in height.

5. Multifamily dwelling units shall have access provided by an outside entrance or stairway serving the residential units exclusively.

(11) Technical Subdivision: Area, yard, and building requirements: For the purpose of allowing for the development of the site as one overall property, even if various portions

are under the legal control of disparate owners, the Plan allows for technical/economic subdivisions, provided the following:

- a. The minimum tract area for development shall be 5 acres.
- b. The maximum impervious coverage for the entire tract shall be 50%.
- c. The maximum building coverage for the entire tract shall be 25%.

The intent of this provision is to permit individual buildings to exist as separate lots. However, each subdivided lot and any proposed improvement on that lot shall be subject to and may only be improved in accordance with this Zoning District and shall not cause the overall development to exceed the standards set forth herein.

(14) Affordable Housing

- a. Affordable housing shall comply with UHAC.

SECTION 4

§ 108-6.32. POCD-AR-AH Planned Office Commercial Development-Age Restricted-Affordable Housing District.

The official zoning map, as established by §108-6.32 is hereby amended to designate the following lot and blocks as POCD-AR-AH: Block 25, Lots 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, and 2.16.

A. The purpose of this section is to establish the standards and requirements for developments that include a mix of office and commercial uses, market-priced age-restricted housing and affordable (to low- and moderate-income households) age-restricted housing. The affordable housing will assist the Township in meeting its constitutional and statutory obligations to provide a realistic opportunity for the construction of its fair share of its region's need for low- and moderate-income housing.

B. The following shall be requirements of the POCD-AR-AH District, in addition to other provisions, not inconsistent with this article. In case of conflict with the provisions of other ordinances, this section shall govern.

C. Required uses:

Mixed-use building that consists of nonresidential uses as permitted in this section and residential uses as required in this section. Nonresidential uses shall be required to be provided on the first floor of the mixed-use building. ~~that faces Applegarth Road.~~ Inclusionary housing development consisting of affordable housing as defined by this article and the current rules of the UHAC and market-rate housing shall be required to be provided within the mixed-use building. All housing shall comply with the provisions set forth in this section. Permitted residential dwellings include:

(1) Market-rate multifamily age-restricted apartment dwelling units that are deed restricted to permit only senior citizen residents as regulated in this chapter and to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum number of market-rate multifamily age-restricted apartment dwelling units shall not exceed 109.

(2) The minimum number of affordable multifamily age-restricted rental apartment dwelling units provided shall be 164 units. Of the affordable units, 13% shall be affordable to very low-income households. The affordable rental apartments shall be deed

restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom(s). Affordable multifamily age-restricted rental apartment dwelling units that are provided at a minimum set aside rate of 23.24% of the total number of dwelling units constructed. Of the affordable units, 13% shall be affordable to very low-income households. The minimum number of affordable multifamily age-restricted rental apartment dwelling units provided shall be 33. The affordable rental apartments shall be deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom(s).

D. Permitted uses:

(1) All nonresidential uses permitted in the PO/CD District as provided in § 108-6.16A and the NC Neighborhood Commercial District as provided in § 108-6.17A;

~~(2) No building, structure or land shall be used for and no building structure shall hereafter be erected, structurally enlarged or maintained except for the permitted affordable and market rate housing to be used by the residents of the inclusionary housing development, their guests or other authorized users.~~

(2) Childcare Facilities

(3) Multi-Family Age Restricted Apartments

E. Permitted accessory uses:

(1) Off-street parking areas and loading areas.

(2) Signs.

(3) Fences and walls.

(4) Satellite antennas.

(5) Public utility installations.

(6) Leasing offices and model units which shall not count as a housing unit

(7) Customary and accessory uses and buildings which are clearly incidental to permitted principal nonresidential uses and buildings.

F. Development, area, yard and building requirements. ~~The following development requirements shall apply to the POCD-AR-AH Planned Office Commercial Development Age Restricted Affordable Housing District:~~ **For the purpose of allowing for the development of the site as one overall property, even if various portions are under the legal control of disparate owners, the zone allows for technical/economic subdivisions, provided that the tract complies with the following:**

(1) Minimum tract area for mixed-use inclusionary housing and nonresidential development in the POCD-AR-AH District shall be 17 acres.

(2) Permitted nonresidential uses shall comply with the development, area, yard and building requirements of the PO/CD District as set forth in § 108-6.4 of this chapter.

(3) Maximum lot coverage by buildings shall be no more than 30% of tract area.

(4) Inclusionary housing development shall comply with the following development, area, yard and building requirements:

(a) Gross residential density. The gross residential density of the entire tract shall not exceed 16 dwelling units per acre, and the maximum number of residential

units shall not exceed 273 units of which 109 may be market-rate age-restricted dwelling units and 164 dwelling units shall be affordable age-restricted dwelling units.

(b) Bulk and yard requirements:

- (1) Minimum frontage shall be ~~300~~ 200 feet.
- (2) Minimum width shall be ~~300~~ 200 feet.
- (3) Minimum depth shall be 300 feet.
- (4) Minimum front yard setback shall be 50 feet.
- (5) Minimum side yard setback to the tract boundary setback shall be ~~50 feet~~ 15 feet.
- (6) Minimum side yard setback shall be ~~twenty [20]~~ 15 feet.
- (7) Minimum rear yard setback shall be ~~100~~ 40 feet.

(d) Maximum building height. ~~Mixed-use building shall not exceed four stories or 58 feet.~~

[a] Mixed-use buildings and residential buildings shall not exceed four stories or 58 feet.

[b] Non-residential buildings shall not exceed three stories and 45 feet.

(e) Building Separation Requirement:

Description	Requirement
Side of building to side of building	40 <u>30</u> feet
Rear of building to rear of building	50 feet
Rear of building to side of building	50 <u>40</u> feet

(f) Lot coverage by buildings. Not more than 30% of the gross area of each residential section shall be covered by buildings.

(g) Sidewalks and walkways shall comply with § ~~108-6.21I~~ of this article.

~~(h) Buffers, landscaping, shade trees and tree preservation shall comply with §108-6.32I of this article.~~

(G) Landscape buffer requirements:

1. Minimum width of buffer area along existing public roads shall be 50 feet. A six-foot wide concrete sidewalk that is parallel to existing public roads and offset three feet from the curblines of the existing roads shall be provided. Street trees shall be provided within the landscape buffer area along the sidewalks. Street furniture, such as benches, trash receptacles and other amenities, may be required along the sidewalks by the approving Board. Fencing, masonry walls and/or hedges, all of which shall not exceed three feet in height, may be required within the landscape buffer area along the street right-of-way line by the approving Board.
2. Minimum width of buffer area for side and rear yards when nonresidential uses abut nonresidential uses shall be 10 feet.

3. Minimum width of buffer area for side yards when nonresidential uses abut residential uses within development shall be 20 feet.

H. Affordable housing.

~~(1) Required percentage of affordable family rental dwelling units built on site. The developer shall designate a set aside of 23.24% of the dwelling units constructed on site to be affordable to low- and moderate-income households, with at least 13% of these units to be affordable to very low-income households.~~

(1) Required affordable rental dwelling units built on site. The developer shall designate 164 dwelling units on site to be age-restricted and affordable to low- and moderate-income households, with at least 13% of these units to be affordable to very low-income households.

(2) Required bedroom distribution for age-restricted affordable dwelling units. Low- and moderate-income units that are age-restricted may utilize a modified bedroom distribution. At a minimum, the number of bedrooms shall equal the number of senior citizen low- and moderate-income units within the Inclusionary development. The standard can be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

(3) Low- and moderate-income split. At least 50% of all units designated for low- and moderate-income households shall be affordable to low-income households. 13% of the total affordable dwelling units shall be affordable to very low-income households, which very low-income units shall be counted as part of the low-income housing requirement.

~~(2) The construction phasing of market-priced and low- and moderate-income units shall comply with following table:~~

(4) The construction phasing of market-priced and low- and moderate-income units being developed on-site shall comply with following table in accordance with N.J.A.C. 5:93-5.6(d), except that 62 of the 164 age-restricted affordable units shall be phased in with the market rate units in the §108-6.18J. Block 6, Lots 12.05, 12.06, 13.02, 13.03, 15.01, 16.01, 17.02, 19.03, 19.04, 20.01, 21.05, 22.02, 23.01, 24.01, 25.01, 26.01, 27.01 28.01 and 29.02:

Minimum Percentage of Low and Moderate Units Completed	Percentage of Market-Housing Units Completed
0	25
10	25, plus 1 unit
50	50
75	75
100	90

A unit is deemed complete when its certificate of occupancy has been issued. This schedule shall apply unless an accelerated schedule has been agreed to by the Township and developer.

(5) Age restrictions shall be placed on the occupants of the designated affordable housing dwelling units in accordance with applicable law.

(6) The location and design of affordable housing shall comply with the following requirements:

(a) The low- and moderate-income units shall be sited on the tract in locations at least as accessible to common open spaces and community facilities as market-priced dwellings.

(b) The exterior design of the low- and moderate-income units shall be harmonious in scale, texture and materials with the market priced units on the tract.

(7) Affordable housing shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.

(8) Establishing rents of units shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.

(9) Affordability controls shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.

(10) General provisions concerning uniform deed restriction liens and enforcement through certificates of occupancy or re-occupancy on sold units shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.

(11) Application procedures for Inclusionary housing development shall comply with

§ 108-6.21M of this article.

H. Signage as permitted in Article X of this chapter.

I. Parking and loading: as required in Article IX of this chapter.

~~J. Landscaping and buffering as required by the following standards and in Article VIII of this chapter:~~

~~(1) Permitted nonresidential uses shall comply with the buffer requirements of the PO/CD District as set forth in § 108-6.16H.~~

~~(2) Inclusionary housing development shall comply with the following buffering requirements:~~

~~(a) Minimum width of buffer area 50 feet.~~

~~(b) Buildings shall be set back a minimum of 50 feet from the property lines of the tract. At least 30 feet of this setback area shall either be preserved with its natural vegetation or landscaped to provide a reasonable visual buffer from adjacent property.~~

~~(c) Minimum width of buffer area between the permitted nonresidential uses and inclusionary development shall be 30 feet.~~

~~(d) Buffering shall provide a year-round visual screen in order to minimize adverse impacts on a site from adjacent areas. Buffering shall also ensure privacy for dwelling units and minimize adverse impacts from traffic, noise and glaring light.~~

~~(e) Buffering shall consist of a six-foot high, sculptured, undulating, landscaped berm that has a top width of at least 10 feet. The top and side slopes of the berm shall be planted with massing of evergreen trees with an average height of eight feet to create a natural pattern that achieves a full screening effect. Ornamental deciduous trees and large and medium-growing evergreen and deciduous shrubs shall be added to the buffer area to improve screening at various growth heights of plant material. Fencing and walls may be added to the buffering to enhance screening and aesthetics. Natural woodlands may be retained in the buffer area. Such natural woodlands shall be evaluated by the reviewing board to determine whether additional plantings are needed to achieve the stated buffering objectives.~~

~~K.~~ J. Fences are permitted in accordance with Article VIII of this chapter.

SECTION 5

Article VI. Zoning District Regulations

§ 108-6.7.J -- VC-1 Village Center.

(1) **Purpose.** The purpose for the VC-1 Zone is to promote a range of commercial, office and residential land uses within a newly created, pedestrian-friendly, mixed-use environment that will serve local and community-wide needs and create new business and employment opportunities while meeting Monroe Township's constitutionally mandated obligation to provide affordable housing. Pedestrian movement is encouraged to flow throughout the zone area by generally permitting stores and shops and personal service establishments on the ground floor of buildings and promoting the use of upper floors for office and, in certain circumstances, residential dwelling units. Land uses within the zone should be arranged to provide for commercial and office uses with and without residential uses on upper floors in the vicinity of the crossroads. The balance of the residential uses should be developed in areas extending outward in a grid-like pattern from the commercial and office uses. The following shall be requirements of the zone area in addition to other provisions not inconsistent with the regulations herein. In case of conflict with the provisions of other ordinances, this section shall govern.

(2) General goals.

(a) Proper screening and buffering around the perimeter of the area and along surrounding roads;

(b) Adequate building setbacks from surrounding roads;

(c) Well-landscaped interior spaces for residential and nonresidential land uses;

(d) Open space for active and passive recreational amenities for residential land uses;

(e) Public amenities including, but not limited to, pedestrian plazas and sitting areas;

(f) Opportunities for shared off-street parking and stormwater management facilities;

(g) Off-street parking that is well screened from public view;

(h) Controlled and coordinated internal circulation system for pedestrians and vehicles;

and

(i) Coordinated design themes, i.e., buildings, streetscapes, parking areas, landscaping, lighting and signage.

(3) **Minimum tract size.** ~~50 acres.~~ **45 acres inclusionary of any land dedicated for open land or recreational purposes.**

(4) Permitted principal uses.

(a) Nonresidential uses located along Spotswood-Englishtown Road and Mounts Mills Road beginning at the intersection of these two roads and extending away from the intersection:

[1] Retail stores and shops that are permitted in the NC Neighborhood Commercial zone;

[2] Personal service establishments permitted in the NC Neighborhood Commercial zone;

[3] General and administrative offices;

[4] Professional offices;

[5] Restaurants, cafes, luncheonettes and delicatessens, excluding curb service and drive-through facilities for all eating and drinking establishments;

[6] Instructional studios and fitness centers;

[7] Banks and similar financial institutions, excluding check-cashing

businesses, and drive-through facilities should be permitted only in locations where such a facility is not a dominant visual element and not located adjacent to residential dwellings;

[8] Retail dry cleaning and laundry services;

[9] Art galleries and similar facilities;

[10] Childcare centers.

[11] **Convenience Store with or without a gas station.**

[12] **Fast Food Restaurant with or without a drive-thru.**

(b) Residential dwellings. Townhouse and multifamily dwellings in individual complexes; affordable housing units over nonresidential uses that are on the ground floor within mixed-use buildings located in the "downtown" area; and affordable housing units in 100% affordable housing buildings. A set aside of at least twelve and one-half percent (12.5%) of all residential dwellings shall be provided as affordable housing as defined by the State of New Jersey in order for residential dwellings to be part of any development;

(c) Parks, open space, and playgrounds; and

(d) Multiple residential and nonresidential uses and buildings on one lot, with nonresidential uses as restricted above in this section.

(5) Permitted accessory uses.

(a) Off-street parking areas and loading spaces;

(b) Signs;

(c) Fences and walls;

(d) Seasonal outdoor dining associated with a permitted restaurant, cafe, luncheonette or delicatessen utilized and operated from May to October in accordance with a plan submitted to the Township Planning Administrator for review and approval by the Township Zoning Officer, Township Fire Code Official and Township Engineer to protect the health, safety and general welfare of the public. The plan shall clearly depict the layout and arrangement of dining areas, including, but not limited to, tables with and without umbrellas, chairs, furniture, appurtenances, canopies, if any, which must be removed in the off-season, and landscaping in planters and pots;

(e) Outdoor swimming pools and active recreational facilities and community centers that are part of permitted residential complex and buildings;

(f) **Leasing offices and model units which shall not count as a housing unit.**

(g) **Satellite antennas.**

(h) **Customary and accessory uses and buildings which are clearly incidental to permitted principal uses and buildings.**

(6) Permitted intensities of development.

(a) Maximum residential density of four dwelling units per acre, with a requirement of at least a twelve and one-half percent (12.5%) set aside for affordable housing as defined by New Jersey State law. [Amended 9-3-14 by Ord. No. O-9-2014-020]

(b) 100% affordable housing with at least 100 affordable dwelling units shall be on a lot containing at least five acres.

(c) Maximum nonresidential gross floor area ratio of 0.025 and a maximum net floor area ratio of 0.35 shall be permitted.

- (d) Maximum building coverage for residential and nonresidential uses of 30% shall be permitted.
- (e) Maximum impervious coverage for residential uses of 60% shall be permitted.
- (f) Maximum impervious coverage for nonresidential uses of 80% shall be permitted.
- (g) At least 35% of the tract shall be set aside as open space.
- (h) Construction phasing for maximum market rate residential dwelling units completed and minimum total square footage of nonresidential space completed shall be provided as follows:

Maximum Market Rate Dwelling Units Completed	Minimum Total Square Footage of Nonresidential Space Completed
200	25,000
142 additional/	15,000 additional/
342 cumulative	40,000 cumulative

Completed dwelling units and completed nonresidential space mean certificates of occupancy (COs) have been issued for the dwelling units and nonresidential space. Building permits and COs shall be issued for the first two hundred market rate dwelling units, but no additional COs shall be issued for market rate dwelling units until a CO has been issued for 25,000 square feet of nonresidential space (shell only, fit-out when tenants are identified). Upon receipt of a CO for the first 25,000 square feet of nonresidential space, the applicant shall be permitted to apply for COs for up to an additional 142 market rate dwelling unit. Upon receipt of the CO for the one hundred forty second (142nd) market rate dwelling unit, the applicant shall not obtain further COs for additional market rate dwelling units until it has received a CO for an additional 15,000 square feet of nonresidential space (shell only, fit-out when tenants are identified). After receipt of COs for a total of 40,000 square feet of nonresidential space there shall be no further restriction on the completion of market rate dwelling units related to the completion of nonresidential space. **[Added 9-3-14 by Ord. No. O-9-2014-020]**

(7) Bulk standards.

(a) Nonresidential uses:

[1] Minimum lot area: Perimeter lots along existing public roads shall be at least 30,000 square feet. Internal lots shall be at least 20,000 square feet.

[2] Minimum lot dimensions:

Description	Perimeter Lots	Internal Lots
Frontage	150 feet	100 feet
Width	150 feet	100 feet
Depth	200 feet	200 feet

[3] Yard requirements for principal buildings and structures for lots along perimeter of tract along existing public roads:

Description	Requirement
Minimum front yard	25 feet
Minimum side yard	15 feet
Minimum rear yard	40 feet

[4] Yard requirements for principal buildings and structures for internal lots within tract:

Description	To Internal Lot Property Line	To Curb Line of Internal Road
Front yard minimum	0 feet	10 feet
Front yard maximum	10 feet	20 feet
Side yard minimum for nonresidential use to residential use	15 feet	
Side yard minimum for nonresidential use to residential use within development	25 feet	
Rear yard minimum	40 feet	

Note: Internal road applies to either a road dedicated to the municipality or a private road.

[5] Maximum building height:

Description	Requirement
Principal building, including 100 percent nonresidential and mixed nonresidential and residential	3 stories of occupied space 50 feet
Accessory building	1 story 25 feet

[6] Minimum separation between buildings on lot with multiple buildings:

Description	Requirement
Side of building to side of building	30 feet
Rear of building to rear of building	50 feet
Rear of building to side of building	35 feet

(b) Residential uses:

- [1] Minimum lot area: 5 acres
- [2] Minimum lot dimensions:

Description	Requirement
Frontage	300 feet
Width	300feet
Depth	300 feet

[3] Yard requirements for principal buildings and structures:

Description	Tract Boundary	Internal Lots	To Curb Line of Internal Road
Minimum front yard	50 feet	20 feet	25 feet for front yard with driveway to front of dwelling unit
Minimum side yard	50 feet	10 feet	

Description	Tract Boundary	Internal Lots	To Curb Line of Internal Road
Minimum rear yard	50 feet	20 feet	

[4] Maximum building height:

Description	Requirement
Principal Building, Townhouse	3 stories, 36 feet
100 percent affordable and Multifamily	3 stories of occupied space, 45 feet

[5] Minimum separation between buildings on lot with multiple buildings:

Description	Requirement
Side of building to side of building	20 feet
Rear of building to rear of building	50 feet
Rear of building to side of building	40 feet

(8) Landscape buffer requirements for nonresidential uses.

(a) Minimum width of buffer area along existing public roads shall be 20 feet, except for any existing condition, such as the 8-foot buffer area due to a county right of way dedication. A six-foot wide meandering path is permitted in the buffer areas and along existing public roads. Street trees may be provided within the landscape buffer area along the paths. Fencing, masonry walls and/or hedges, all of which shall not exceed six feet in height, may be required within the landscape buffer area along the street right-of-way line by the approving Board.

(b) Minimum width of buffer area along tract boundary other than along roadways shall be 40 feet.

(c) Minimum width of buffer area for side and rear yards when nonresidential uses abut nonresidential uses shall be 10 feet.

(d) Minimum width of buffer area for side yards when nonresidential uses abut residential uses within development shall be 20 feet.

(9) Landscape buffer requirements for residential uses.

(a) Minimum width of buffer area along existing public roads and tract boundary shall be 50 feet.

(b) Landscape buffer areas shall comply with § 108-6.71, except for minimum width requirements as indicated in previous paragraphs of this subsection, and with § 108-8.1J and any other sections of this chapter. Brick walls for enhancement are encouraged.

(c) An all-purpose meandering path having a width of six feet shall be provided within the landscape buffer along Mounts Mills Road and Spotswood-Englishtown Road, and shall transition in width and location to join the path along the nonresidential uses. The specification of material and design of the path shall be determined by the Township Engineer.

(10) Traffic and circulation.

(a) A detailed traffic study analyzing the development's impact on the existing road system including, but not limited to, Mounts Mills Road, Spotswood-Englishtown Road, the full

intersection of the two aforementioned roads, and proposed road intersections with any of the surrounding roads shall be filed with the development application.

(b) No curb cuts for residential driveways shall be permitted along Mounts Mills Road and Spotswood-Englishtown Road. In order to create an internal road system with limited access to existing public roads, all access from the two aforementioned roads shall be achieved by a primary access road with driveways and roads intersecting the primary access road within the internal areas of the development, and from secondary access roads that intersect Mounts Mills Road, Spotswood-Englishtown Road and the primary access road with driveways and roads intersecting the secondary roads within the internal areas of the development.

(c) Street trees shall be provided in accordance with the provisions of this chapter.

(e) Multipurpose paths linking all sections of development within the overlay zone shall be provided.

(11) Open space.

(a) Conservation areas that include wetlands, wetland buffers and one-hundred-year floodplains should be preserved and monumented.

(b) Walking trails through open space areas shall be provided, where there is no conflict with other agency approvals.

(12) Signage.

~~(a) All signage shall comply with the provisions of this chapter except as set forth below.~~

~~(b) Freestanding identification signs shall be monument signs restricted to a size and scale that are appropriate for the type of road from which the signs are viewed as set forth below:~~

~~[1] Signage along Mounts Mills Road and Spotswood-Englishtown Road:~~

~~[a] One monument sign shall be permitted at each intersection of the primary access road and Mounts Mills Road and Spotswood-Englishtown Road into each nonresidential section of the development.~~

~~[b] The monument sign shall be set back at least 10 feet from the right-of-way line for existing municipal roads and 20 feet from the curblines of the main access road into the site.~~

~~[c] The maximum height of the monument sign shall be 20 feet.~~

~~[d] The maximum area of each face of the monument sign shall be 100 square feet.~~

~~[2] Façade signage for nonresidential buildings facing Mounts Mills Road and Spotswood-Englishtown Road shall comply with the provisions for NC Neighborhood Commercial Zone set forth in this chapter. No individual freestanding signs for individual nonresidential uses are permitted.~~

~~[3] Signage within the development along internal roads shall comply with the provisions for NC Neighborhood Commercial Zone set forth in this chapter.~~

(12) Parking and loading.

(a) All provisions of this chapter regarding parking and loading shall apply to the VC-1 Village Center Overlay Zone.

(13) Lighting. Site and streetlighting shall comply with the provisions of this chapter.

(14) Fences and walls. Fences and walls shall comply with the provisions of this chapter.

(15) Design standards.

(a) General standards:

[1] A planned village center development shall be conceived, designed, subdivided, site planned and approved by the Township Board having jurisdiction as a single development with a comprehensive site development plan. The developer shall establish site landscaping, building design and common area maintenance guidelines and control standards.

[2] The entirety of a planned village center development shall be developed with a common architectural theme which shall be subject to site plan approval by the Township Board having jurisdiction. The architectural theme shall include buildings, signing, fencing, lighting, curbing, landscaping and other similar and related physical features and improvements.

[3] Building design:

[a] The treatment of side and rear walls of any building in terms of building materials and colors shall be similar to the treatment of the front façade.

[b] All buildings shall be designed to convey a small-scale village character. Buildings included in the VC-1 Village Center Zone shall contain the following design elements:

(i) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior.

(ii) The exterior of all buildings in the development, including any permitted accessory buildings, shall be architecturally compatible and be constructed of complementary materials. Design guidelines for future building improvements shall be prepared by the applicant to ensure the ongoing design integrity of the development.

(iii) Architectural detail, style, color, proportion and massing shall reflect the features of a traditional village center neighborhood.

(iv) Provide for an orderly relationship among windows, doors, porches and roof forms.

[4] The scale and massing of buildings on any given street shall be harmonious.

[5] The design of all internal streets shall comply with State of New Jersey Residential Site Improvement Standards. Main streets through developments shall be designed to have divided landscape medians so as to create a boulevard that has street trees, sidewalks, curbing and ornamental streetlighting along both sides of the boulevard, pedestrian crosswalks constructed of material differing from the street pavement, street signage that announces sharing the street with bicyclists, and street furniture such as benches and trash receptacles.

[6] Special ground texture treatment shall be required for pedestrian crossings in streets and elsewhere to include bricks, stone, cobbles and/or other suitable material.

[7] Street furniture such as benches, street lamps, bicycle racks, trash receptacles, tree grates, bus stops, landscape planters and other amenities shall be provided.

[8] All streets, sidewalks and pathways shall connect to other streets within the village center development and connect to existing streets outside the village center development, as appropriate. Dead-end streets are generally not permitted within the village center developments unless such condition is unavoidable, as determined by the Board having jurisdiction.

[9] Adequate internal buffering between residential and nonresidential uses, particularly for screening parking lots, loading areas and refuse enclosures shall be provided.

[10] All utilities shall be installed underground.

[11] To the extent practical and reasonable "green" building and site design techniques and technology, i.e., solar panels on roofs and in parking areas, "green" roofs for lowering energy consumption and improving stormwater management, rain gardens for improving water quality and reducing quantity from stormwater runoff, and other innovations shall be incorporated in the development plan.

(b) Nonresidential uses:

[1] The location of nonresidential and mixed-use building entrances and orientation of buildings shall minimize distance to walk from one building to another. Buildings with more than one façade facing a public street, internal road, parking lot or open space shall be required to provide multiple front façade treatments.

[2] All uses shall be conducted within completely enclosed buildings unless otherwise specified herein.

[3] Nonresidential and mixed-use buildings shall be provided with off-street loading and service areas separate from parking spaces and shall be situated as much as possible to the rear of the building and out of the general traffic flow.

[4] Street-level store fronts and building entrances shall be open and inviting to pedestrians.

[5] Air-conditioning units, heating, ventilating and air-conditioning (HVAC) systems, exhaust pipes or stacks, satellite dishes and other telecommunication receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public view and adjacent properties.

(c) Residential uses.

[1] Townhouse buildings shall consist of no more than eight townhouse dwelling units in order to prevent the development of long and monotonous buildings. No more than two adjacent townhouse units shall have the same building offset, which shall vary by at least four feet.

[2] The front façade of a townhouse unit shall reflect a traditional village character. Awnings, open and usable porches, stoops, bay windows and/or balconies and other decorative entries may encroach into building setback lines.

[3] Garages for townhouse buildings may be front-, side- or rear-entry types. Sufficient storage area to accommodate automobiles, automotive accessories, tools, trash/recycle materials and other items typically found in garages shall be provided.

[4] Townhouse dwelling units shall have private outdoor space, which may include a deck, patio and/or terrace. Such outdoor space shall be screened with landscaping and/or fencing that shall not exceed five feet in height.

[5] Multifamily dwelling units shall have access provided by an outside entrance or stairway serving the residential units exclusively.

(16) Technical Subdivision: Area, yard, and building requirements: For the purpose of allowing for the development of the site as one overall property, even if various portions are under the legal control of disparate owners, the Plan allows for technical/economic subdivisions, provided the following:

- a. **The minimum tract area for development shall be 5 acres.**
- b. **The maximum impervious coverage for the entire tract shall be 50%.**
- c. **The maximum building coverage for the entire tract shall be 25%.**

BE IT FURTHER ORDAINED, if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection or clause so adjudicated, and the remainder of the Ordinance shall be deemed valid and in effect; and,

BE IT FURTHER ORDAINED, that this ordinance shall take effect following adoption and approval in a time and manner prescribed by law.


SO, ORDAINED as aforesaid.


 MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – November 5, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President Van Dzura						X
Council President Cohen			X			

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on November 5, 2025. Said Ordinance will again be read and considered for final passage at the next scheduled meeting of the Monroe Township Council to be held on December 1, 2025 at 6:30 p.m. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.

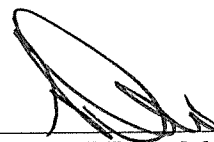

 CHRISTINE ROBBINS, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – December 1, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro						X
Councilman Markel			X			
Councilwoman Siegel		X	X			
Council V. President Van Dzura	X		X			
Council President Cohen			X			

ORDINANCE NO.: O-11-2025-027

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
 AMENDING CHAPTER 108, ZONING, OF THE CODE OF THE TOWNSHIP OF
 MONROE TO REDUCE THE NUMBER OF MARKET RATE UNITS REQUIRED
 PURSUANT TO THE TOWNSHIP’S THIRD ROUND AFFORDABLE HOUSING
 OBLIGATION AND TO PROVIDE FOR AFFORDABLE UNITS TO BE APPLIED TO
 THE TOWNSHIP’S FOURTH ROUND OBLIGATION
MAYORAL APPROVAL**

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.


 STEPHEN DALINA, Mayor

Dated signed: 12/2/2025

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP
OF MONROE, MIDDLESEX COUNTY, NEW JERSEY
RECOMMENDING AMENDMENT TO
TOWNSHIP LAND DEVELOPMENT ORDINANCE
TO CREATE SECTION 108-6.34, H-D-1 HIGHWAY DEVELOPMENT DISTRICT 1
AND AMEND THE OFFICIAL MAP TO IDENTIFY THE LOCATION OF SAME;
TO AMEND SECTION 108-6.18(J), H-D HIGHWAY DEVELOPMENT DISTRICT,
INCLUDING THOSE PROPERTIES TO WHICH IT APPLIES;
TO CREATE SECTION 108-6.18L, VC-3 VILLAGE CENTER AND AMEND THE
OFFICIAL MAP TO IDENTIFY THE LOCATION OF SAME;
TO AMEND SECTION 108-6.32, POCD-AR-AH PLANNED OFFICE COMMERCIAL
DEVELOPMENT – AGE RESTRICTED – AFFORDABLE HOUSING DISTRICT,
INCLUDING THOSE PROPERTIES TO WHICH IT APPLIES; AND
TO AMENDED SECTION 108-6.7.J, VC-1 VILLAGE CENTER DISTRICT.**

WHEREAS, the Monroe Township Council has requested that the Planning Board of the Township of Monroe (hereinafter the “Board”) review proposed revision to the Township’s Land Development Ordinance, to create Section 108-6.34, H-D-1 Highway Development District 1 and amend the Official Map of the Township to identify the location of same; to amend Section 108-6.18(J), H-D Highway Development District, including those properties to which it applies; to create Section 108-6.18L, VC-3 Village Center and amend the Official Map of the Township to identify the location of same; to amend Section 108-6.32, POCD-AR-AH Planned Office Commercial Development – Age Restricted – Affordable Housing District, including those properties to which it applies; and to amend Section 108-6.7.J, VC-1 Village Center District (hereinafter the “Amendment”); and

WHEREAS, the purpose of the Amendment is to reduce the number of Market Rate Units required pursuant to the Township of Monroe’s Third Round Affordable Housing obligation and to provide for Affordable Units to be applied to the Township of Monroe’s Fourth Round Affordable Housing obligation; and

WHEREAS, at its meeting November 13, 2025, the Board heard a presentation regarding the Amendment from Kevin McGowan, Business Administrator of the Township of Monroe; and

WHEREAS, at its meeting November 13, 2025, the Board reviewed a memorandum dated November 12, 2025 from Ronald Reinertsen, P.P., A.I.C.P., the Board’s Professional

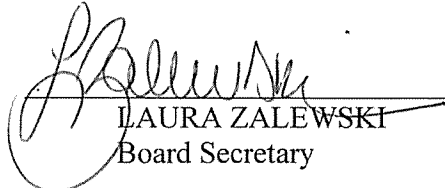
Planner concerning the consistency of the Amendment with the Master Plan of the Township of Monroe; and

WHEREAS, the Board has determined that it is in the best interest of the Township of Monroe to adopt the Amendment; and that the Amendment is consistent with the Master Plan of the Township of Monroe; and

WHEREAS, the Board, upon reviewing the Amendment and adopting same by Resolution, proposes to send this supplement to the governing body of the Township of Monroe for adoption;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Monroe that the Amendment to the Township of Monroe Land Development Ordinance, be made and forwarded to the governing body of the Township of Monroe, with the notation that same are consistent with the Master Plan of the Township of Monroe.

I hereby certify that the above Resolution is a true copy of the Resolution adopted by the Planning Board of the Township of Monroe on November 13, 2025.


LAURA ZALEWSKI
Board Secretary



Township of Monroe

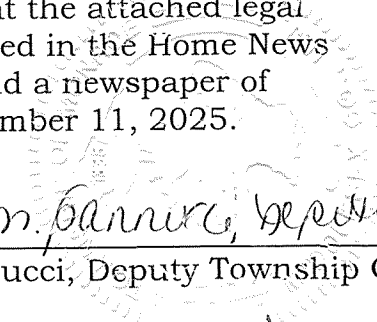
County of Middlesex

CHRISTINE ROBBINS
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

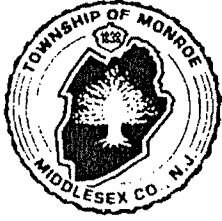
I, Tanya Pannucci, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on November 11, 2025.


Tanya Pannucci, Deputy Clerk
Tanya Pannucci, Deputy Township Clerk

Tuesday, November 11, 2025

Notice Content

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-11-2025-027 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108, ZONING, OF THE CODE OF THE TOWNSHIP OF MONROE TO REDUCE THE NUMBER OF MARKET RATE UNITS REQUIRED PURSUANT TO THE TOWNSHIP'S THIRD ROUND AFFORDABLE HOUSING OBLIGATION AND TO PROVIDE FOR AFFORDABLE UNITS TO BE APPLIED TO THE TOWNSHIP'S FOURTH ROUND OBLIGATION", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on November 5, 2025 and will be further considered for final passage after a Public Hearing during a Council meeting to be held on December 1, 2025 at 6:30 p.m. in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831. At said time and place, all persons will be granted the opportunity to be heard concerning this Ordinance prior to its consideration for adoption by Council. The purpose of this Ordinance is to amend Chapter 108, 'Zoning', of the Code of the Township of Monroe to reduce the number of market rate units required pursuant to the Township's third round affordable housing obligation and to provide for affordable units to be applied to the Township's fourth round obligation. The proposed Ordinance in its entirety can be viewed on the Township website, www.monroetwp.com and is on file in the Municipal Clerk's Office. Copies may be obtained without charge between the hours of 8:30am and 4:30pm. Monday through Friday. Christine Robbins, Municipal Clerk (\$31.20)



Township of Monroe

County of Middlesex

CHRISTINE ROBBINS
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Tanya Pannucci, Deputy Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on December 5, 2025.

Tanya M. Pannucci, Deputy RMC

Tanya Pannucci, Deputy Township Clerk

Friday, December 05, 2025

Notice Content

MONROE TOWNSHIP, MIDDLESEX COUNTY NOTICE OF FINAL ADOPTION Notice is hereby given that the following entitled Ordinance was introduced and passed on First Reading at the regular meeting of the Monroe Township Council held on November 5, 2025. Furthermore, this Ordinance was adopted after a Public Hearing was held at the December 1, 2025 meeting of the Monroe Township Council which was held in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831 and was thereafter approved and signed by the Mayor on December 2, 2025. MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-11-2025-027 "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108, ZONING, OF THE CODE OF THE TOWNSHIP OF MONROE TO REDUCE THE NUMBER OF MARKET RATE UNITS REQUIRED PURSUANT TO THE TOWNSHIP'S THIRD ROUND AFFORDABLE HOUSING OBLIGATION AND TO PROVIDE FOR AFFORDABLE UNITS TO BE APPLIED TO THE TOWNSHIP'S FOURTH ROUND OBLIGATION" CHRISTINE ROBBINS, R.M.C Township Clerk 12/5/25 (\$20.28)