

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2026-007

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING CHAPTER 108 OF THE MONROE TOWNSHIP CODE,
AMENDING VC-2 OVERLAY FOR PARCEL INCLUDED IN MONROE TOWNSHIP'S
ROUND FOUR AFFORDABLE HOUSING PLAN

BE IT ORDAINED, by the Township Council of the Township of Monroe, Middlesex County, New Jersey that Chapter 108 of the Code of the Township of Monroe is hereby amended and supplemented as follows:

Section 1.

Section 108-6.18 is amended to read as follows:

§108-6.18 HD Highway Development District:

K. VC-2 Village Center Overlay

(3) Minimum Tract Size: 40 acres.

(4) Permitted principal uses:

(m) Is hereby is amended to provide that **the requirement that residential dwellings be located at least 500 feet from Route 33 shall not apply to Block 4, Lot 14.01. All other provisions of subsection (m), including the requirement that at least twenty percent (20%) of residential dwellings be provided as affordable housing as defined by the State of New Jersey, shall remain applicable.**

(7) Permitted intensities of development

(d) Maximum impervious coverage for residential uses of 50% shall be permitted.

(8) Bulk Standards

(b) Residential uses

[4] Maximum Building Height

Description	Requirement
Principal building, townhouse and multifamily	3 stories
	45 feet
100 percent affordable multifamily	3 stories of occupied space
	50 feet
Accessory building	1 story
	25 feet

(9) Landscape buffer requirements:

(a) **Is hereby repealed as applied to Block 4, Lot 14.01.**

(c) **Is hereby repealed as applied to Block 4, Lot 14.01.**

(10) Traffic and circulation:

(b) A primary access road in the form of a boulevard with a treed center median that interconnects Applegarth Road through the VC-2 Village Center Overlay Zone with Route 33 at a signalized intersection, if required by and subject to approval of the New Jersey Department of Transportation, at the main entrance of the existing Renaissance age-restricted development located on the southern side of Route 33-

(c) No curb cuts for driveways shall be permitted along Route 33 and Applegarth Road. This provision does not apply to Block 4, Lot 14.01. All access from Route 33 and Applegarth Road shall be achieved by a primary access road with driveways and roads intersecting the primary access road within the internal areas of the development so as to create an internal road system.

(d) Is hereby repealed as applied to Block 4, Lot 14.01.

(13) Parking and loading:

(a) Is hereby repealed as applied to Block 4, Lot 14.01.

(16) Design standards:

(a) General Standards

[1] Is hereby repealed as applied to Block 4, Lot 14.01.

[2] Is hereby repealed as applied to Block 4, Lot 14.01.

BE IT FURTHER ORDAINED, that any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

SO, ORDAINED as aforesaid.

ADOPTED ON FIRST READING

DATED: April 6, 2026

Christine Robbins
CHRISTINE ROBBINS, RMC, Clerk
Township of Monroe

Rupa P. Siegel
RUPA P. SIEGEL, Council President
Township of Monroe

RECORDED VOTE: INTRODUCTION – April 6, 2026						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			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 April 6, 2026. 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 May 4, 2026 at 6:30 p.m. at the Monroe Township Municipal Building, 1 Municipal Plaza, Monroe Township, New Jersey 08831. 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.

**ADOPTED ON SECOND READING
DATED: May 4, 2026**

**CHRISTINE ROBBINS, RMC, Clerk
Township of Monroe**

**RUPA P. SIEGEL, Council President
Township of Monroe**

RECORDED VOTE: SECOND READING & FINAL ADOPTION – May 4, 2026						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen						
Councilman Dipierro						
Councilman VanDzura						
Council V. President Markel						
Council President Siegel						

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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: _____