

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2025-015

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF MONROE
UNDER CHAPTER 122 ARTICLE XIII TO AUTHORIZE THE POLICE TO ENFORCE
TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE
OF THE NEW JERSEY MOTOR VEHICLE CODE IN
THE FORSGATE COMMUNITY ASSOCIATION INC. COMMUNITIES
COMPRISED OF “GREEN AND FAIRWAYS EDGE” AND “PINE RUN”

WHEREAS, N.J.S.A. 39:5A-1 authorizes the enforcement of Subtitle 1, Title 39 of the Revised Statutes of the State of New Jersey, the Motor Vehicle and Traffic Statutes, on private property upon receipt of a written request; and

WHEREAS, the Forsgate Community Association, Inc. (the “Association”) has filed a written request for the Township of Monroe to enforce provisions of Subtitle 1, Title 39 of the Revised Statutes, in the roadways and parking areas throughout the Greens and Fairways Edge and Pine Run communities, residential subdivisions with ingress and egress on Links Drive in the Township of Monroe, County of Middlesex.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, that Chapter 122, Article XIII of the Code of the Township of Monroe entitled “Subtitle 1 of Title 39” is hereby amended to include a new section enumerated § 122-55:

§ 122-55. Forsgate Community Association comprised of “Green and Fairways Edge” and “Pine Run”

A. General parking.

- (1) All vehicles must park in designated areas and between the lines provided.
- (2) No person shall park, stop or stand a vehicle in front of a fire hydrant, driveway, or within 25 feet of a crosswalk or sideline of a street

B. Stop intersections. The following described intersections are hereby designated as stop intersections.

Intersection	Stop Sign
All roads and aisles	As indicated on the site plan on file in the office of the Township Clerk

C. Speed limits.

- (1) The speed limit for both directions of travel on the following roadways are:

Name of Street	MPH	Limit
<u>Green and Fairways Edge</u> All roads	17	Entire Length
<u>Pine Run</u> All roads	20	Entire Length

- (2) Regulatory and warning signs shall be erected and maintained to effect the above designated speed limits authorized by the Department of Transportation.

D. One-way streets. Portions of all streets are designated as One-way streets as indicated by “One-Way” and “Keep Right” signs, and as indicated on the site plan on file in the office of the Township Clerk.

E. Tow away zones. Any vehicle parked or standing as to obstruct or impede a normal flow of traffic, block entrances or exit ways, loading zones, oil fills, any grassy area, pedestrian walkway, or present in any way a safety or traffic hazard may be removed by towing the vehicle at the owner's expense.

F. That all signs, posts, or other necessary materials be installed, paid for, and maintained by the Association. All signing shall conform to the current Manual on Uniform Traffic Control Devices, pursuant to N.J.S.A. 39:4-198 and N.J.S.A. 39:4-183.27.

- G. Penalty. Unless another penalty is expressly provided by New Jersey Statute, every person convicted of a violation of this section or any supplement thereto shall be liable to a penalty of not more than \$50 or imprisonment for a term not exceeding 15 days or both.

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.

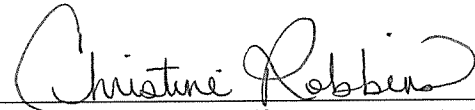
SO, ORDAINED as aforesaid.


 MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – June 16, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro	X		X			
Councilman Markel		X	X			
Councilwoman Siegel			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 June 16, 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 June 30, 2025 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.


 CHRISTINE ROBBINS, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – June 30, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro	X		X			
Councilman Markel		X	X			
Councilwoman Siegel			X			
Council V. President Van Dzura			X			
Council President Cohen			X			

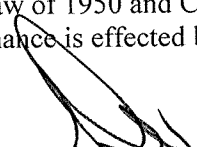
MONROE TOWNSHIP, MIDDLESEX COUNTY

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 UNDER CHAPTER 122 ARTICLE XIII TO AUTHORIZE THE POLICE TO ENFORCE
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 OF THE NEW JERSEY MOTOR VEHICLE CODE IN
 THE FORSGATE COMMUNITY ASSOCIATION INC. COMMUNITIES
 COMPRISED OF “GREEN AND FAIRWAYS EDGE” AND “PINE RUN”**

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

Date signed: 7/1/25

MONROE TOWNSHIP
DEPARTMENT OF POLICE
SPECIAL REPORT

TO: Chief Griffin Banos

FROM: Sergeant Jabazz Spence

DATE: April 30, 2025

SUBJECT: 39:5A-1 Application to Forsgate Community Association

Sir,

Forsgate Community Association comprised of "Green and Fairways Edge" and Pine Run has submitted the attached application for review. We received many parking complaints of parents blocking the roadway and parking too close to stop sign in the "Pine Run" community. We received many complaints of parking, stop sign violations, and speeding complaints in the "Greens and Fairways Edge" community. Traffic Safety has met with Forsgate Community Association President Ellen Stein and Property Manager Donna Prada to inform them of our limited authority on private property. I explained the State Statue 39:5A-1 and they decided to complete the application for title 39:5A-1.

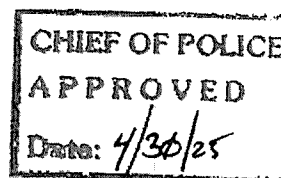
Traffic Safety supports this 39:5A-1 application and believes it will give us the authority to assist with these specific issues within the community to try and make it safer.

Attached is the completed and signed application, letter from the Community Manager, and the site plan as required. As per Public Law 2008, Chapter 110, which became effective December 4, 2008, NJDOT does not have authority to review or approve regulations on private property unless those regulation impact state roads or specifically regulate commercial motor vehicles. I spoke with NJDOT Traffic Engineering directly and they advised they will not need to review this application.

I am submitting this application for your review and approval.

Respectfully Submitted,


Sergeant Jabazz Spence #75



Handwritten note:
#75
4/30/25

**FORSGATE COMMUNITY ASSOCIATION INC.
ADMINISTRATIVE RESOLUTION NO. ___
AUTHORIZING TITLE 39 REQUEST &
APPLICATION TO THE COMMUNITY ASSOCIATION'S ROADWAYS**

This resolution (the "Resolution") is made on this 23rd day of January 2025, by Forsgate Community Association Inc., (the "Community Association"), by and through its Board of Directors (the "Board"), having an address in the care of Executive Property Management, 4-08 Towne Center Drive, North Brunswick, New Jersey 08902.

WHEREAS, the Community Association was established and exists by virtue of recording a certain Declaration of Covenants, Easements, Conditions and Restrictions (the "Declaration") in the Middlesex County Clerk's Office on **April 22, 1988, at Deed Book 3694, Page 703 et seq.**, as amended from time to time; and

WHEREAS, The Greens at Forsgate Country Club became a part of the Community Association via the recording of a Supplemental Declaration of Covenants, Easements, Conditions and Restrictions ("Supplement 1") in the Middlesex County Clerk's Office on **April 22, 1988, in Deed Book 3694, Page 758, et seq.**; and

WHEREAS, Pine Run at Forsgate Country Club became a part of the Community Association via the recording of a Supplemental Declaration of Covenants, Easements, Conditions and Restrictions ("Supplement 2") in the Middlesex County Clerk's Office on **June 28, 1995, in Deed Book 4248, Page 874, et seq.**; and

WHEREAS, pursuant to the Declaration, Supplement 1 and Supplement 2, the Community Association is responsible for three residential communities located in the Township of Monroe (the "Township") which communities are more particularly described in the legal descriptions attached hereto as Exhibit A; and

WHEREAS, the Declaration, Article III, Section 3.01, Subsection (k), defines "Community Facilities" as "all of those facilities and portions of the Property which the Community Association, pursuant to the terms of this Declaration, or any amendment to or supplement of the Declaration, has the obligation to maintain, repair, operate and/or administer... The Community Facilities shall include... all open space lands, private roads and streets..."; and

WHEREAS, the Declaration, Article VIII, Section 8.04, Subsection (a), provides that "the Board of Directors shall have the power to act on behalf of the Community Association..."; and

WHEREAS, N.J.S.A. 39:5A-1 ("Title 39") provides that:

Upon the filing of a written request by . . . the board of directors of any corporation... or other institution of a public or semipublic character not for pecuniary profit . . . with the clerk of any municipality of this State within which the property of such person, corporation or institution is situate, that

the provisions of subtitle 1, Title 39, of the Revised Statutes shall be made applicable to the semipublic or private roads, streets, driveways . . . parking areas, or other roadways open to or used by . . . the members of such institutions for purposes of vehicular travel[,] . . . the provisions of subtitle 1, Title 39, of the Revised Statutes, shall, in the discretion of the municipal authorities vested with the police powers in the locality within which the property of such persons, corporations, or institutions is situate, be made applicable thereto. Such written request shall contain the name and post office address of the person, corporation or institution and shall designate with reasonable accuracy the semipublic or private roads, streets, driveways, . . . parking areas, or other roadway open to or used by vehicular traffic, to be affected thereby[; and]

WHEREAS, the Board finds that it is in the Community Association's best interest to request that the provisions of Title 39 "Motor Vehicles Generally; Traffic Laws" be made applicable to the Community Association's Community Facilities; and

WHEREAS, it is necessary for the Board to submit a written request to and enter into an agreement with the Township requesting that Title 39 apply to the Community Association's roadways; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with N.J.S.A. 39:5A-1, the President of the Board, on behalf of the Community Association, be and is hereby authorized and empowered to request the Township to apply Title 39 to the Community Association's roadways.
2. Notwithstanding any of the above, the Community Association may exercise all rights and remedies available to it at law, in equity and/or pursuant to the Declaration, Supplement 1, Supplement 2 and/or other document applicable to the Community Association.
3. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.



Township of Monroe

County of Middlesex

Griffin Banos
Chief of Police

DEPARTMENT OF POLICE:

Municipal Complex
3 Municipal Plaza
Monroe Township, NJ 08831

APPLICATION TO HAVE N.J. MOTOR VEHICLE STATUTE MADE APPLICABLE TO PRIVATE PROPERTY

FROM: _____

DATE: _____

TO: _____

SUBJECT: Application to have NJ Motor Vehicle Laws made applicable to:
(LIST LOCATION)

See Attached Street Names for Title 39

By authority of NJSA 39:SA-1, application is hereby made by:
(OWNER/COMPANY/ASSOCIATION)

Foragate Community Association, Inc.

Requesting that the provisions of subtitle 1, Title 39, of the revised statutes shall be made applicable to the semipublic roadways, driveways parking areas, and other areas used for vehicular traffic on the property shown on the enclosed map or sight plan and known as: _____

See Administrative Resolution - Exhibit A

Authorized Signature

TRAFFIC CONTROLS ON PRIVATE PROPERTY

39:5a-1. Application of Subtitle 1 of Title 39.

Upon the filing of a written request by a person, or by the board of directors of any corporation, or by the board of trustees of any corporation or other institution of a public or semipublic character not for pecuniary profit, incorporated under Title 15 of the Revised Statutes, with the clerk of any such municipality of this State within which the property of such person, corporation or institution is situated, the provisions of Subtitle 1, Title 39, of the Revised Statutes shall be made applicable to the semipublic or private roads, streets, driveways, trails, terraces, bridle paths, parkways, parking areas or other roadways open to or used by the public, tenants, employees, and the members of such institutions for the purpose of vehicular travel by permission of such persons, corporations or institutions and not as a matter of public right, the provisions of Subtitle 1 of Title 39 of the Revised Statutes shall, in the discretion of the municipal authorities vested with the police powers in the locality within which the property of such persons, corporations or institutions is situated, and with the approval of the Commissioner of Transportation of this State, be made applicable thereto. Such written request shall contain the name and post office address of the person, corporation or institution and shall designate with reasonable accuracy the semipublic or private roads, streets, driveways, trails, terraces, bridle paths, parkways, parking areas or other roadways open to or used by vehicular traffic, to be affected thereby.

Procedure to be followed: In order to make the provisions of Subtitle 1 of Title 39 applicable to private property, the following steps are required before approval can be recommended to the Commissioner of Transportation:

- (1) A letter of Application from the owner(s) of the private property to municipal officials requesting that Subtitle 1 be made applicable.
- (2) A Site Plan showing the parking areas, roadways, driveways, etc., must be submitted to municipal officials with the letter of Application.
- (3) The municipal officials must then submit a copy of the Application and a copy of the Site Plan to the Department of Transportation for a review and recommendations.
- (4) Upon request from the Department of Transportation, a Resolution must be submitted requesting approval of Subtitle 1 of Title 39; or,
- (5) Upon request from the Department of Transportation, an Ordinance must be submitted for the Application of Subtitle 1 of Title 39 and various traffic regulations (Parking, Stop Signs, One-Way Streets and Speed Limits) to be approved by the Commissioner of Transportation

FORSGATE COMMUNITY ASSOCIATION
STREET NAMES FOR TITLE 39

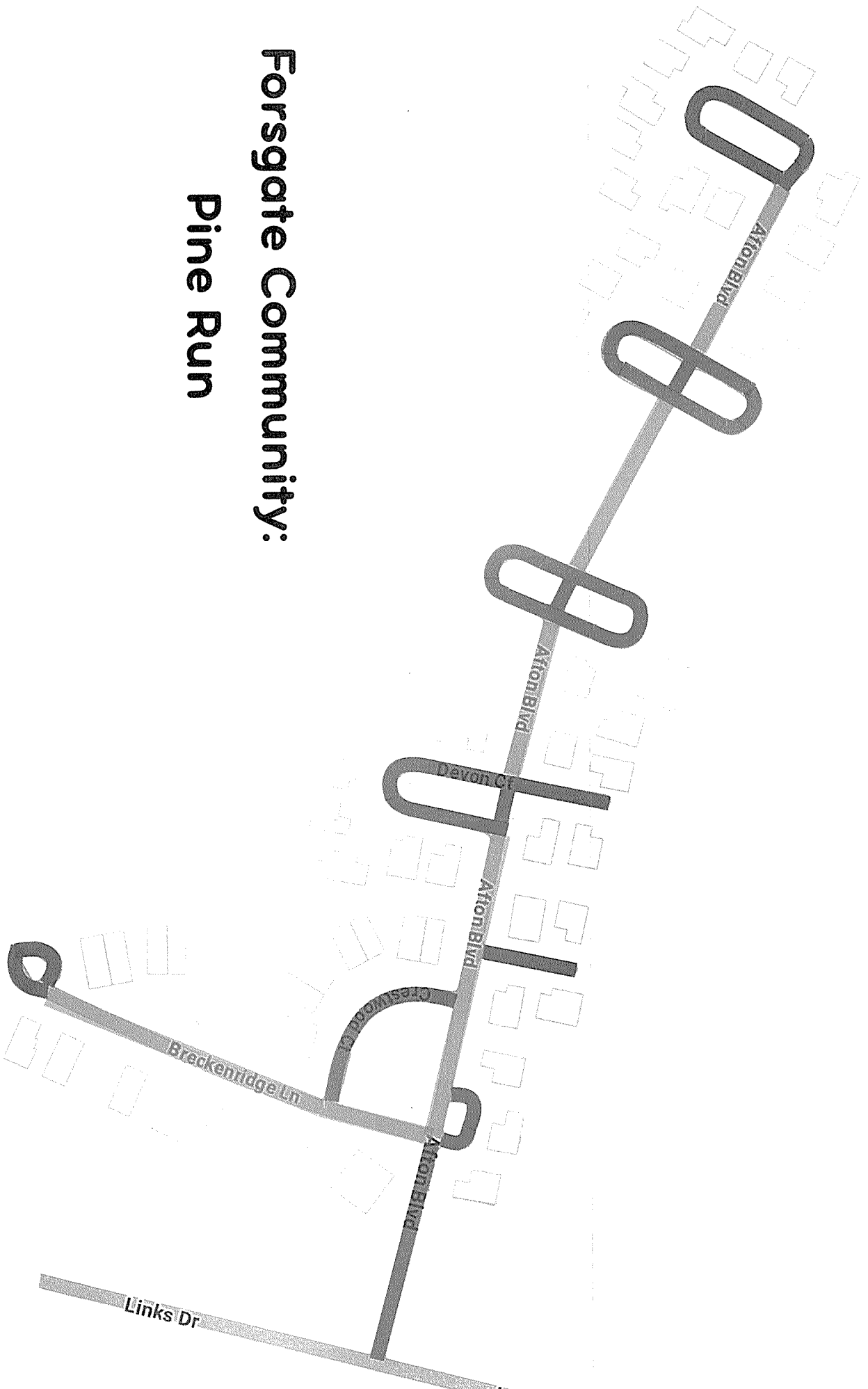
GATED SECTION – GREENS AND FAIRWAYS EDGE:

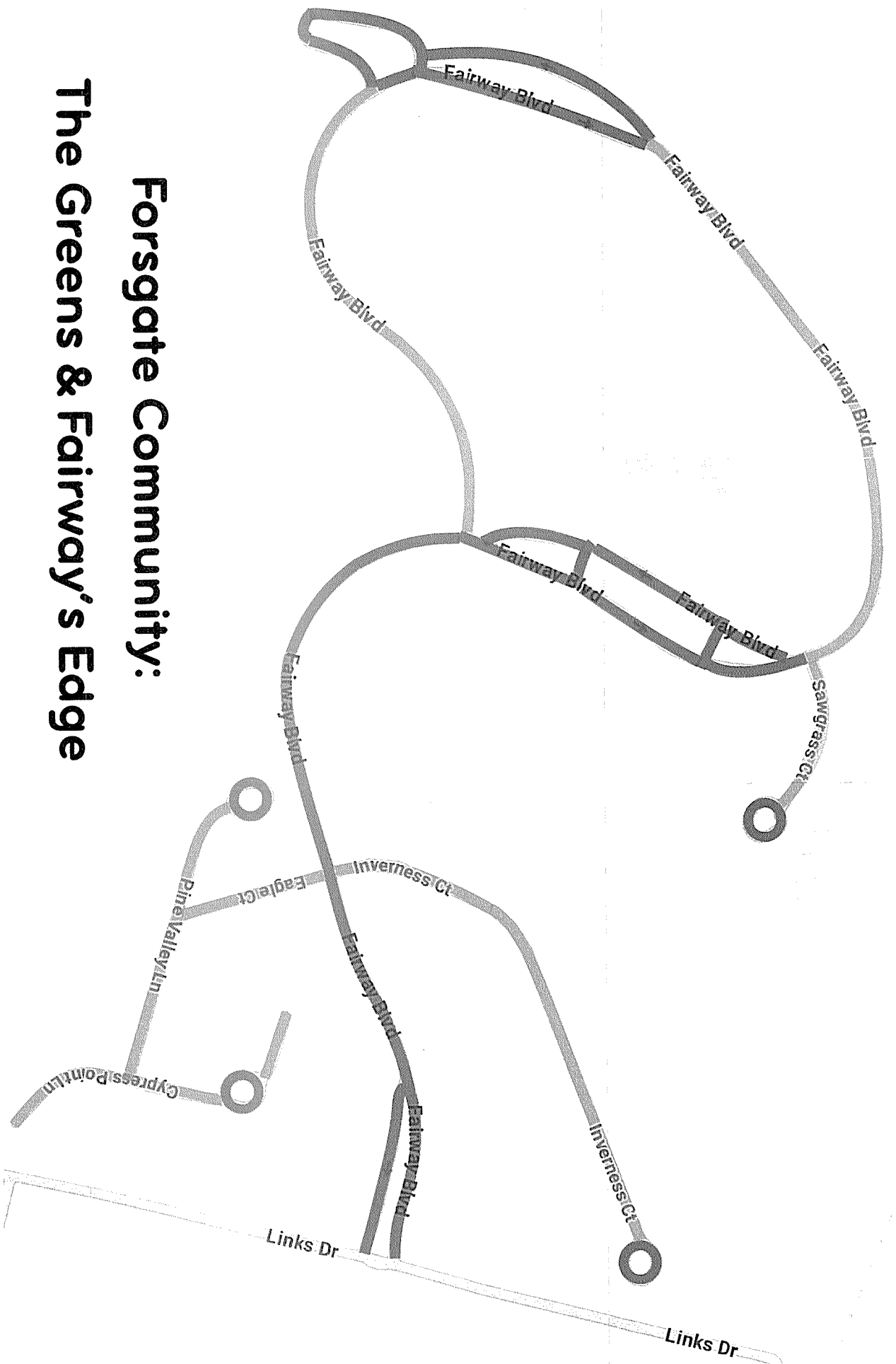
- Fairway Boulevard
- Inverness Court
- Sawgrass Court
- Shinnecock Court
- Eagle Court
- Pine Valley Lane
- Cypress Point Lane

PINE RUN – SECTION OF FORSGATE COMMUNITY – NOT GATED:

- Afton Boulevard
- Breckenridge Lane
- Crestwood Court
- Devon Court
- Eton Court
- Fairmount Court
- Greenwich Court
- Jefferson Court
- Kendall Court

**Forsgate Community:
Pine Run**





**Forsgate Community:
The Greens & Fairway's Edge**



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 June 20, 2025.



Tanya Pannucci, Deputy Township Clerk

Public Notices

06/20/2025

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MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-6-2025-015 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 122 ARTICLE XIII TO AUTHORIZE THE POLICE TO ENFORCE TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE OF THE NEW JERSEY MOTOR VEHICLE CODE IN THE FORSGATE COMMUNITY ASSOCIATION INC. COMMUNITIES COMPRISED OF "GREEN AND FAIRWAYS EDGE" AND "PINE RUN", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on June 16, 2025 and will be further considered for final passage after a Public Hearing during a Council meeting to be held on June 30, 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 authorize the enforcement of Subtitle 1, Title 39 of the Revised Statutes of the State of New Jersey, the Motor Vehicle and Traffic Statutes (N.J.S.A. 39:5A-1) as requested by the Forsgate Community Association, Inc. in the roadways and parking areas throughout the Greens and Fairways Edge and Pine Run communities, residential subdivisions with ingress and egress on Links Drive in the Township of Monroe, County of Middlesex. 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 (\$24.18)



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 July 8, 2025.

Tanya Pannucci, Deputy Township Clerk
Tanya Pannucci, Deputy Township Clerk

Tuesday, July 08, 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 June 16, 2025. Furthermore, this Ordinance was adopted after a Public Hearing was held at the June 30, 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 July 1, 2025. MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-6-2025-015 "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF MONROE UNDER CHAPTER 122 ARTICLE XIII TO AUTHORIZE THE POLICE TO ENFORCE TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE OF THE NEW JERSEY MOTOR VEHICLE CODE IN THE FORSGATE COMMUNITY ASSOCIATION INC. COMMUNITIES COMPRISED OF "GREEN AND FAIRWAYS EDGE" AND "PINE RUN" CHRISTINE ROBBINS, R.M.C Township Clerk (\$19.11)