

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-013

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING CHAPTER 108, ARTICLE 6.16A, "PO/CD PLANNED OFFICE
COMMERCIAL DISTRICT", AND ARTICLE 6.18A, "H-D HIGHWAY
DEVELOPMENT DISTRICT", AND ARTICLE 6.19A, "L-I LIGHT INDUSTRIAL
DISTRICT", AND 6.25A "OP OFFICE PROFESSIONAL DISTRICT"

BE IT ORDAINED, by the Township Council of the Township of Monroe, Middlesex County, New Jersey that Chapter 108, Articles 6.16A, 6.18A, 6.19A and 6.25A of the Code of the Township of Monroe is hereby amended to remove data processing and computer centers as permitted uses in those zones as follows: (new text is in red and underlined, text to be deleted is struck)

Chapter 108. Land Development

Article VI. Zoning District Regulations

§ 108-6.16. PO/CD Planned Office Commercial District.

The following regulations shall apply in the PO/CD Planned Office Commercial District.

A. Permitted uses.

(1) Professional office and related uses such as:

(a) Corporate offices and executive centers.

~~(b) Data processing facilities.~~

~~(c) Computer centers.~~

(c) Medical offices and clinical laboratories.

(d) Retail pharmacies.

(e) Banks and other fiduciary institutions.

(f) Law and accounting offices.

(g) Office-type research.

(h) Municipal utilities and services.

(2) Restaurants, excluding fast-food take-out facilities and drive-up service windows.

(3) Sports and health facilities as listed below, provided that they are incorporated into other buildings or are built in the general architectural style of the PO/CD District.

(a) Tennis centers.

(b) Racquetball centers.

(c) Health spas.

Inflatable "bubble" or corrugated frame buildings for sports facilities are prohibited.

§ 108-6.18. H-D Highway Development District.

The following regulations shall apply in the H-D Highway Development District.

A. Permitted uses.

- (1) Business and professional offices, corporate centers including facilities used for business, professional and corporate training, education or other similar services.
- (2) Theaters and other fully enclosed commercial entertainment establishments.
- (3) Regional shopping centers, subject to yard, bulk and buffer requirements contained in Article VII of this chapter.
- (4) New auto sales and showroom establishments, but not including used car lots or auto body repair shops exclusively as principal uses.
- (5) Fully enclosed establishments for the sale and repair of machinery and equipment.
- ~~(6) Data processing and computer centers.~~
- (6) Fully enclosed restaurants.
- (7) Medical offices and clinical laboratories.
- (8) Banks and other "fiduciary institutions."
- (9) Law and accounting offices.
- (10) Hotels, motels, convention centers.

§ 108-6.19. L-I Light Industrial District.

The following regulations shall apply in the L-I Light Industrial District.

A. Permitted uses.

- (1) Assembly and finishing of materials or products subject to the performance standards of Article V of this chapter.
- (2) Fully enclosed wholesale, distributive or storage establishments, but excluding retail sales subject to the performance standards of Article V of this chapter.
- (3) Research laboratories subject to the performance standards of Article V of this chapter.
- ~~(4) Data processing and computer centers.~~
- (4) Business and professional offices including facilities used for business, professional and corporate training, education or other similar services. Said uses may be integrated with existing hotel operations to form a permitted hotel/conference use.
- (5) Agricultural activities.

§ 108-6.25. OP Office Professional District.

The following regulations shall apply in the OP Office Professional District.

A. Permitted uses.

(1) Professional and general offices, including but not limited to:

- (a) Law and accounting.
- (b) Engineering and other licensed professional.
- (c) Real estate.
- (d) Medical.
- ~~(e) Data processing.~~
- (e)** Banks and other fiduciary institutions.
- (f)** Insurance.
- (g)** Management and advertising.
- (h)** Research laboratories subject to the performance standards of Article V of this chapter.

BE IT FURTHER ORDAINED, that any ordinance or parts thereof 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.

RUPA P. SIEGEL, Council President

RECORDED VOTE – INTRODUCTION – June 29, 2026						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman Van Dzura						X
Council V. President Markel		X	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 June 29, 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 August 3, 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.

CHRISTINE ROBBINS, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – August 3, 2026						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilwoman Cohen						
Councilman Dipierro						
Councilman Van Dzura						
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

Date signed: _____