

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-014

ORDINANCE OF THE TOWNSHIP OF MONROE COUNCIL
RECOMMENDING THE ADOPTION OF THE MUNICIPAL LANDFILL REDEVELOPMENT
PLAN FOR PROPERTY KNOWN AS BLOCK 148, LOTS 36.01 AND 37; AND BLOCK 148.60,
LOTS 23.01, 24, 25, 26, AND 27

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**”) authorizes the Township of Monroe (the “**Township**”) to determine whether certain parcels of land within the Township constitute an “area in need of redevelopment”; and

WHEREAS, pursuant to Resolution R-8-2025-169 (dated August 8, 2025) of the Township Council of the Township of Monroe (the “**Council**”), the Planning Board of the Township of Monroe (“**Planning Board**”) was authorized to undertake a preliminary investigation of Block 148, Lots 36.01 and 37, and Block 148.60, Lots 23.01, 24, 25, 26, and 27 on the Tax Map of the Township of Monroe (“**Study Area**”) to determine if the Study Area met the criteria set forth in Redevelopment Law, and should therefore be designated as an area in need of redevelopment; and

WHEREAS, on December 18, 2025, after receiving the “Non-Condemnation—Area in Need of Redevelopment Study, Preliminary Investigation Report of the Study Area” prepared by CME Associates dated December 5, 2025 the Planning Board conducted a public hearing and reviewed the Study; and

WHEREAS, at the public hearing, the Planning Board concluded and further recommended to the Monroe Township Mayor and Township Council that the Study Area be designated as a Non-Condemnation Redevelopment Area, as defined in N.J.S.A. 40A:12A-5, because each of the lots met one or more of the criteria set forth in N.J.S.A. 40A:12A-5, or was necessary for an effective redevelopment of the Study Area; and

WHEREAS, based on the recommendation of the Planning Board, on January 5, 2026, the Council adopted Resolution R-1-2026-022 designating the Study Area as a “Non-Condemnation” area in need of redevelopment; and

WHEREAS, further based on the Planning Board’s recommendation, pursuant to N.J.S.A. 40A:12A-7(f), the Council authorized and directed the Planning Board to have a redevelopment plan for the Study Area prepared, and to then transmit the completed redevelopment plan to the Council for review and adoption.

WHEREAS, CME, whose name had been changed to Artheon, the Township’s Planner, prepared a redevelopment plan for the Study Area entitled “Municipal Landfill Redevelopment Plan Block 148, Lots 36.01 and 37; and Block 148.60, Lots 23.01, 24, 25, 26, and 27 Municipal Landfill Redevelopment Plan dated June, 2026” (“**Redevelopment Plan**”); and

WHEREAS, the Council is hereby introducing the Redevelopment Plan to be reviewed by the Planning Board to insure that the Redevelopment Plan is consistent with the Township’ Master Plan; and

WHEREAS, the Redevelopment Plan shall not be adopted on second reading until after the Planning Board has reviewed the plan to determine if it is consistent with the Township’s adopted Master Plan.

NOW, THEREFORE BE IT ORDAINED by the Township Council of the Township of Monroe, County of Middlesex, New Jersey, as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Redevelopment Plan, a copy of which is on file with the Township Clerk and which is incorporated herein by reference, shall be forwarded to the Planning Board for review as to approval and consistency with the Township’s Master Plan.

Section 3. This Ordinance shall take effect in accordance with applicable law.

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: _____