

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-8-2025-021

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
AMENDING CHAPTER 108, ARTICLE VI, "ZONING DISTRICT REGULATIONS  
(REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD)

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

SECTION 1

Section 108-6.18 is hereby amended to read as follows:

§ 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) ~~Wholesale, distributive and storage establishments.~~
- (7)(6) Data processing and computer centers.
- (8)(7) Fully enclosed restaurants.
- (9)(8) Medical offices and clinical laboratories.
- (10)(9) Banks and other "fiduciary institutions."
- (11)(10) Law and accounting offices.
- (12)(11) Hotels, motels, convention centers.

~~1 Highway development parks:~~

~~1 Planned park development may be permitted in the H-D Zone, provided that the site to be developed shall contain a minimum of forty (40) acres.~~

~~1 All uses permitted in the L-I Light Industrial District.~~

~~2 Area, yard and building requirements shall be as follows:~~

~~A. Minimum lot size: five (5) acres.~~

~~A. Minimum lot width: two hundred (200) feet. [3] Minimum lot depth: two hundred (200) feet.~~

~~[4] Minimum side and rear yard setbacks. Minimum rear and side yard setbacks may be reduced proportionately to the individual reductions in lot area.~~

~~(d) Other provisions. All other requirements for industrial development shall conform to those established under § 108-6.19 of this Article.~~

B. Permitted accessory uses.

- (1) Parking and loading facilities for principal uses.
- (2) Customary accessory uses and buildings which are clearly incidental to the main use.

C. The area, yard and building requirements are as specified for this zone in the schedule of requirements in § 108-6.4 of this Article and the applicable subsections of this chapter.

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

- (1) Funeral homes.
- (2) Public transportation terminal facilities.
- (3) Car washes.
- (4) Hospitals, clinics and medical centers.
- (5) Shopping centers.
- (6) Commercial recreation facilities.
- (7) Automotive gasoline stations, automotive repair garages, automotive service stations, automotive sales and service facilities.
- (8) Satellite antennas.
- (9) Wireless communication antennas and wireless communication towers in accordance with the conditions, standards and limitations specified in § 108-7.3 of this chapter.
- (10) Public utility installations.
- (11) Wholesale, distributive and storage establishments

## Article VII: Conditional Uses

### 108-7.2 Standards of Approval

B.A. The following standards and conditions are required to be met in order to receive Approving Authority approval for specific conditional uses as indicated:

(22) Wholesale, distributive and storage establishments in the Highway Development zone must have frontage and direct driveway access to Route 33 for ingress and egress of all vehicles

## SECTION 2

The following new section of the Code is hereby adopted:

### **§ 108-xx. RA 2 Residential-Affordable Housing District 2.**

- A. The purpose of this section is to establish the standards and requirements for developments that include market-priced housing and housing affordable to low- and moderate-income households. 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 the requirements of the RA 2 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. The RA-2 District shall consist of Block 3, Lot 31 and 32 and the official map of the Township of Monroe shall be amended to reflect same.
- D. Permitted uses:
  - (1) Inclusionary housing development consisting of affordable housing as defined by this article and UHAC and market-rate housing. All housing shall be developed beyond 400 feet from the right-of-way line of New Jersey State Highway Route 33 and shall comply with the provisions set forth herein this section. Permitted residential dwellings include:
    - (a) Market-rate multifamily townhouse and apartment dwelling units that are deed restricted to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum amount of market-rate multifamily townhouse and apartment dwelling units shall not exceed **158**.
    - (b) The minimum number of affordable multifamily family rental apartment dwelling units provided shall be **65**. with 13% of the total affordable dwelling units to be affordable to very low-income households.

- (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.
- (3) The developer may exercise an option to develop the affordable housing at an off site location provided same is located within Monroe Township and further that the number of affordable units provided shall not be less than the minimum required 65 units and subject to the bulk criteria in this Section.

E. Permitted accessory uses:

- (1) Private swimming pools and clubhouses for use by the residents on the premises as per the requirements of Article XII of this chapter. Open space and recreational facilities for use by the residents on the premises.
- (2) Decks and patios for use by the residents on the premises located in the rear yard within the building envelope, except for decks and patios facing Butcher Road when compliant landscape buffer and berm are provided to create an effective screen from said road. No deck shall be larger than 10 feet by 20 feet.
- (3) Off-street parking areas and loading areas.
- (4) Signs.
- (5) Fences and walls.
- (6) Satellite antennas.
- (7) Public utility installations.

F. Development, area, yard and building requirements. The following development requirements shall apply to the RA 2 Residential-Affordable Housing 2 District:

- (1) Inclusionary housing development shall comply with the following development, area, yard and building requirements:
  - (a) Minimum site area. The minimum site area for an inclusionary development in the RA 2 Residential-Affordable Housing District 2 shall be at least **24** acres contained in one parcel that is not bisected by existing streets, roads, rights-of-way or railroads, exclusive of the area of the parcel of land that will be developed with permitted nonresidential uses.
  - (b) Gross residential density. The gross residential density of the entire tract shall not exceed **seven** dwelling units per acre, and the maximum number of residential units shall not exceed **158** dwelling units, of which 65 dwelling units shall be affordable dwelling units which may be located off-site. In the event that the 65 affordable units are built off site, the number of units shall not exceed 158
  - (c) Residential sections may be subdivided into separate lots. Regardless of whether a residential section has been subdivided into a separate lot, a townhouse residential section shall not exceed a net residential density of eight dwelling units per acre and an apartment residential section shall not exceed a net residential density of 15 dwelling units per acre.
  - (d) Bulk requirements for subdivided lots containing a residential section:
    - [1] Minimum lot area shall be three acres.
    - [2] Minimum lot frontage shall be 200 feet.
    - [3] Minimum lot width shall be 200 feet.
    - [4] Minimum lot depth shall be 400 feet.
  - (e) Yard and setback requirements:

Description	Tract Boundary	Internal Lots	To Curb Line of Internal Road, Townhouses	To Curb Line of Internal Road, Apartments
Minimum Front Yard	50 Feet		25 feet; 25 feet to front façade with driveway	15 feet; 25 feet to front façade with driveway and garage
Minimum Sideyard SF	50 Feet	10 Feet		
Minimum Sideyard TH	50 Feet	0 Feet		

Minimum Rear Yard	50 Feet	20 Feet		
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- (f) Minimum separation between facades of residential buildings on lot with multiple residential 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	35 feet

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

- (h) Maximum building height.

[1] Townhouses shall not exceed three stories or 45 feet.

[2] Apartment flats shall not exceed three stories or 45 feet.

- (i) Sidewalks and walkways shall comply with § 108-6.21I of this article. Curbs and Sidewalks shall be provided along Butcher Road and North Disbrow Hill Road property frontages.

- (j) Buffers and landscaping, shade trees and tree preservation shall be provided along the perimeter in the form of a thirty foot landscaped perimeter buffer.

- (2) All residential, including market-rate housing sections and affordable housing sections, and non-residential sections shall be interconnected with free flowing, non-barricaded roads and sidewalks. Cross access easements shall be provided on all subdivided residential and nonresidential lots to ensure the free flow of pedestrian, bicycle and vehicular traffic.

#### G. Affordable housing.

- (1) The number of affordable family rental dwelling units to built on or off-site shall be 65 with at least 13% of these units to be affordable to very low-income households. If all of the 65 affordable family rental dwelling units are built on-site, then an additional 93 market-rate dwelling units may also be built on-site for a maximum of 158 units on-site. In the alternative, if all of the 65 affordable family rental units are built off-site at a separate location within the Township of Monroe, then all of the units on-site may be market-rate dwelling units for a maximum total of 158 units on-site
- (2) Required bedroom distribution for affordable family rental dwelling units.
- (a) At a minimum, 30% of all low- and moderate-income units shall have two bedrooms.
- (b) At a minimum, 20% of all low- and moderate-income units shall have three bedrooms.
- (c) The combination of efficiency and one-bedroom units shall be at least 10% and no greater than 20% of the total low- and moderate-income units.
- (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.
- (4) The construction phasing of market-priced and low- and moderate-income units shall comply with following table:

<b>Minimum Percentage of Low and Moderate Units Completed</b>	<b>Percentage of Market-Housing Units Completed</b>
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) 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.
  - (6) Affordable housing shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.
  - (7) Establishing rents of units shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.
  - (8) Affordability controls shall comply with the Monroe Township Affordable Housing Ordinance and UHAC.
  - (9) 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.
  - (10) 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 HD District as set forth in § 108-6.18H.
  - (2) Inclusionary housing development shall comply with the following buffering requirements:
    - (a) Minimum width of buffer area along Butcher Road and North Disbrow Hill Road and the property lines of the tract shall be 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. Minimum width of buffer area between the permitted nonresidential uses and inclusionary development shall be 20 feet. The buffer may include a berm of at least two in height as is feasible given good engineering practices.
    - (c) 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.
- K. Fences are permitted in accordance with Article VIII of this chapter. Except that a six-foot privacy fence for a townhouse shall be permitted in the front yard.

**BE 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, 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.

  
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 MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – August 4, 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			

**NOTICE**

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at the regular meeting of the Monroe Township Council held on August 4, 2025 and was to be considered for final passage after a Public Hearing during a Council meeting to be held on September 3, 2025 at 6:30 p.m. however was **TABLED** to meet additional notification requirements. This Ordinance will again be considered for final passage after a Public Hearing which will be held on **October 6, 2025** 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.

  
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 CHRISTINE ROBBINS, Township Clerk

RECORDED VOTE – TABLED – September 3, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel			X			
Council V. President Van Dzura	X		X			
Council President Cohen			X			


RECORDED VOTE – SECOND READING & FINAL ADOPTION – October 6, 2025						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro				X		
Councilman Markel		X	X			
Councilwoman Siegel			X			
Council V. President Van Dzura	X		X			
Council President Cohen			X			

**MONROE TOWNSHIP, MIDDLESEX COUNTY  
 ORDINANCE NO.: O-8-2025-021**

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
 AMENDING CHAPTER 108, ARTICLE VI, “ZONING DISTRICT REGULATIONS (REZONING  
 OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD)**

**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: 10/7/2025



# 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 October 10, 2025.

*Tanya Pannucci*

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Tanya Pannucci, Deputy Township Clerk

Friday, October 10, 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 August 4, 2025. Furthermore, this Ordinance was adopted after a Public Hearing was held at the October 6, 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 October 7, 2025. MONROE TOWNSHIP, MIDDLESEX COUNTY ORDINANCE NO.: O-8-2025-021 "ORDINANCE AMENDING CHAPTER 108, ARTICLE VI, "ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD)." CHRISTINE ROBBINS, R.M.C Township Clerk 10/10/25 (\$16.38)



# 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 September 9, 2025.

*Tanya M. Pannucci, Deputy EMC*  
\_\_\_\_\_  
Tanya Pannucci, Deputy Township Clerk

Tuesday, September 09, 2025

### **Notice Content**

MONROE TOWNSHIP NOTICE OF TABLED ORDINANCE ORDINANCE NO.: O-8-2025-021 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108, ARTICLE VI, "ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD)", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on August 4, 2025 and was to be considered after a Public Hearing during a Council meeting to be held on September 3, 2025 at 6:30 p.m. however was TABLED to meet additional notification requirements. This Ordinance will again be considered for final passage after a Public Hearing which will be held on October 6, 2025 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, Article VI, "Zoning District Regulations (Rezoning of Highway Development District along Butcher Road)" of the Code of the Township of Monroe. The proposed Ordinance in its entirety can be viewed on the Township website, [www.monroetwp.com](http://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 (\$29.64)



# 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 August 8, 2025.

*Tanya M. Pannucci, Deputy Clerk*  
\_\_\_\_\_  
Tanya Pannucci, Deputy Township Clerk

Friday, August 08, 2025

### **Notice Content**

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: 0-8-2025-021 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108, ARTICLE VI, "ZONING DISTRICT REGULATIONS (REZONING OF HIGHWAY DEVELOPMENT DISTRICT ALONG BUTCHERS ROAD)", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on August 4, 2025 and will be further considered for final passage after a Public Hearing during a Council meeting to be held on September 3, 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, Article VI, "Zoning District Regulations (Rezoning of Highway Development District along Butcher Road)" of the Code of the Township of Monroe. The proposed Ordinance in its entirety can be viewed on the Township website, [www.monroetwp.com](http://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 8/8/25 (\$23.01)