

**TOWNSHIP OF MONROE  
PLANNING BOARD MINUTES  
MINUTES OF REGULAR MEETING**

**December 2, 2020**

Meeting called to order at 7:00 P. M. via Zoom (Web-meeting access information <https://us02web.zoom.us/j/83006577062> Phone #1-312-626-6799 or 1-929-205-6099; Meeting ID 830 0657 7062 by Chairman Terence Van Dzura who led the salute to the Flag.

Chairman Terence Van Dzura read the Sunshine Law as follows: In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided by the following:

Posted on the Bulletin Board of the Office of the Township Clerk;

Posted on the Bulletin Boards within the Municipal Complex;

Printed in the Home News Tribune and Cranbury Press on January 3, 2020;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

**MEMBERS PRESENT (Virtually thru Zoom):** Chairman Terence Van Dzura, Vice Chairman John Riggs, Mr. David Rothman, Mr. Andy Paluri, Mrs. Karen Polidoro, Mr. Wayne Horbatt, Ms. Roslyn Brodsky, Councilwoman Elizabeth Schneider and Mayor Gerald Tamburro. Also present for the Board were Attorney Jerome Convery, Planner Mark Remsa, Engineer Mark Rasimowicz and Director of Planning Mr. Joe Stroin.

**MEMBERS ABSENT:** Alternate #1 Mr. Norman Olinsky,

A motion to approve the **October 22, 2020 Minutes** made by Councilwoman Betty Schneider and seconded by Ms. Roslyn Brodsky and passed with Mr. John Riggs abstaining.

**PB-1226-20**      **Old Forge Properties, LLC; Request for Preliminary Major Subdivision; Block 106.50, Lots 11-12, 21-22; Block 106.51, Lots 1-11, 21-32; Block 106.03, Lots 9-15, 20-21, 26-34; Block 106.06, Lots 1-26, 33-48; Located on Old Forge Road; In the R-60 Residential Zone with cluster option to R-20 Zone**

Carried without notice to the January 28, 2021 regular board meeting.

**PB-1218-19**                    **Apple Realty, LLC; Request for Preliminary & Final Site Plan with Bulk Variances; Block 47.01, Lot 8.01; Located on Applegarth Road, in the NC (Neighborhood Commercial) Zone**

Carried with notice to the January 28, 2021 regular board meeting.

## **MEMORIALIZATION**

**PB-1222-19**                    **DYNR, LLC**, a motion to approve made by Mr. David Rothman and seconded by Ms. Karen Polidoro and passed Mr. John Riggs abstaining.

**PB-1228-20**                    **K. Hovnanian at Villages at Country View, LLC**, a motion to approve made by Ms. Karen Polidoro and seconded by Mr. David Rothman and passed Mr. John Riggs abstaining.

## **PUBLIC PORTION**

No public wanted to be heard.

## **DISCUSSION**

Mr. Mark Remsa addressed the Board regarding the Reexamination Report of the Master Plan, the ERI, the amendment of the Housing Element and Fair Share Plan with ordinance changes. The following is the outline as he addressed it to the Board.

### **OUTLINE**

#### **OVERVIEW:**

#### **PUBLIC HEARINGS FOR:**

- 2020 ENVIRONMENTAL RESOURCE INVENTORY (ERI) PREPARED BY AMY GREENE ENVIRONMENTAL CONSULTANTS FOR THE MONROE TOWNSHIP ENVIRONMENTAL COMMISSION
- AMENDED 1999 – 2025 HOUSING ELEMENT AND FAIR SHARE PLAN
- 2020 MASTER PLAN REEXAMINATION REPORT

AN ADDITIONAL MATTER IS THE RESOLUTION RECOMMENDING THE TOWNSHIP COUNCIL ENGAGE THE SERVICES OF PUBLIC OUTREACH CONSULTANT H2M IN REGARD TO UPDATING THE MASTER PLAN AND REVIEWING THE LAND DEVELOPMENT ORDINANCE.

#### **ERI:**

THE LAST ERI WAS PREPARED IN 2006.

THE ENVIRONMENTAL COMMISSION WAS ABLE TO OBTAIN A GRANT IN THE AMOUNT OF \$20,000 FROM SUSTAINABLE

NJ TO HAVE THE ERI UPDATED.

THE ERI IS AN IMPORTANT TOOL FOR PROTECTING THE ENVIRONMENT THROUGH APPROPRIATE AND RESPONSIBLE PLANNING.

IT IS IMPORTANT TO KEEP THE ERI AS A LIVING DOCUMENT THAT ADJUSTS TO CHANGING RESOURCE INFORMATION.

FOUR ASSUMPTIONS WERE CENTRAL TO THE ERI REVIEW AND UPDATE:

- QUANTITY AND QUALITY OF STATE PRODUCED MUNICIPAL DATA CONSISTENTLY INCREASED OR IMPROVED SINCE 2006
- POPULATION DENSITIES, LAND USE AND LAND COVER HAS CHANGED SINCE 2006
- NATURAL CONDITIONS HAVE CHANGED: FLOODING AND NEW RESOURCES SUCH AS DOCUMENTED HABITATS FOR PROTECTED WILDLIFE SPECIES
- GENERAL UNDERSTANDING OF LOCAL AND GLOBAL ENVIRONMENTAL THREATS AND CONCERNS IS CONSTANTLY EVOLVING WITH BETTER QUANTIFIED AND DESCRIBED THROUGH SCIENTIFIC MEANS

THE ERI IS DIVIDED INTO 12 RESOURCE SECTIONS WITH 69 SUBSECTIONS:

- INTRODUCTION
- HISTORY
- AIR QUALITY
- CLIMATOLOGY
- GEOLOGY
- CONTAMINATION
- SOILS
- SURFACE WATER RESOURCES
- FLOOD HAZARD AREAS
- WETLANDS
- LAND USE
- VEGETATION
- WILDLIFE

WITH 303 PAGES THE ERI IS EXTENSIVE CONSISTING OF DESCRIPTIONS, DATA, STATISTICS AND MAPPING OF ENVIRONMENTAL RESOURCES IN MONROE TOWNSHIP

WE HAVE ENVIRONMENTAL COMMISSION CHAIR KAREN POLIDORO AND HARRY STRANO OF AMY GREENE ENVIRONMENTAL CONSULTANTS FOR ANY ADDITIONAL COMMENTS AND Q&A.

#### **AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN:**

IN 2016, THE SUPERIOR COURT OF MIDDLESEX COUNTY APPROVED MONROE TOWNSHIP'S 1999-2025 HOUSING ELEMENT AND FAIR SHARE PLAN.

MONROE SEEKS TO AMEND ITS PLAN TO ACHIEVE THE FOLLOWING CHANGES:

- ADD 43 AFFORDABLE HOUSING UNITS IN ITS 100% AFFORDABLE VETERANS HOUSING PROJECT BRINGING TOTAL UNITS TO 80 FROM 37
- REMOVE THE PARCEL OF LAND KNOWN AS BLOCK 4, LOTS 7, 8 AND 14.01 AND PART OF LOT 9 (AKA SP II SITE) FROM THE PLAN BECAUSE THE PARCEL OF LAND CANNOT BE DEVELOPED AS PLANNED BECAUSE OF THE ENVIRONMENTAL REGULATIONS IMPOSED BY NJDEP TO PROTECT THE EAGLE NEST EXISTING ON THE LAND. THE VETERANS HOUSING CHANGE WILL BE ABLE TO ABSORB THE 43 AFFORDABLE UNITS REMOVED FROM THE SP II SITE.
- REFLECT A CHANGE IN THE TYPE OF AFFORDABLE HOUSING PRODUCED IN THE TOLL BROTHERS/MONROE CHASE DEVELOPMENT. ORIGINALLY, 26 AFFORDABLE UNITS WERE SUPPOSED TO BE RENTAL UNITS. INSTEAD, THE 26 AFFORDABLE UNITS WERE SOLD AS FOR-SALE UNITS. TO MAKE UP FOR THE RENTAL BONUS THAT WAS ORIGINALLY GIVEN TO THESE UNITS, ANOTHER INCLUSIONARY HOUSING PROJECT

KNOWN AS MONROE 33 DEVELOPERS LOCATED AT ROUTE 33 AND BUTCHER ROAD HAS 30 AFFORDABLE HOUSING UNITS THAT DID NOT HAVE A RENTAL BONUS WILL GET THE 26 RENTAL BONUS CREDITS.

- THE VETERANS HOUSING PROJECT WILL ALSO ABSORB THE VERY LOW-INCOME UNITS FROM SP II (6) AND MONROE CHASE (3).
- BOTTOM LINE:
  - THE SAME NUMBER OF AFFORDABLE HOUSING CREDITS PREVIOUSLY APPROVED WILL BE MAINTAINED – 1,133 CREDITS
  - THE SAME NUMBER OF AFFORDABLE HOUSING UNITS PREVIOUSLY APPROVED WILL BE BUILT – 850 UNITS
  - THE SAME NUMBER OF VERY LOW-INCOME HOUSING UNITS PREVIOUSLY APPROVED WILL BE BUILT – 147.

### **REEXAMINATION REPORT:**

THE MLUL REQUIRES MASTER PLANS TO BE REEXAMINED EVERY 10 YEARS.

A REEXAMINATION REPORT MUST ADDRESS 6 AREAS OF CONCERN:

- REVIEW OF PAST CONDITIONS – THESE WOULD BE FROM THE 2009 REEXAMINATION REPORT
- CHANGING CONDITIONS – WERE PAST CONDITIONS INCREASED OR DECREASED? ARE THEY STILL VALID?
- CHANGING ASSUMPTIONS AND OBJECTIVES – WHAT, IF ANY THING, IS CAUSING ASSUMPTIONS AND OBJECTIVES TO CHANGE? WHAT ARE THE MAJOR FORCES AND EVENTS?
- SPECIFIC RECOMMENDATIONS – UPDATE THE MASTER PLAN
- REDEVELOPMENT PLANS – MONROE DOES NOT HAVE REDEVELOPMENT AREAS AND PLANS. THIS DOES NOT APPLY TO MONROE.
- RECOMMENDATIONS CONCERNING APPROPRIATE DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE – THIS WILL BE INCORPORATED INTO THE MASTER PLAN UPDATE.

### **REVIEW OF PAST CONDITIONS:**

- PAGES 1 THROUGH 18 CONTAIN THE REVIEW
- THE 2009 REEXAMINATION REPORT IDENTIFIED THE FOLLOWING MAJOR ISSUES:
  - LAND USE
  - HOUSING PLAN
  - CIRCULATION PLAN
  - COMMUNITY FACILITIES PLAN
  - UTILITY SERVICE
  - ECONOMIC PLAN
  - CONSERVATION PLAN
  - PARKS, RECREATION AND OPEN SPACE
  - HISTORIC PRESERVATION PLAN
  - SUSTAINABILITY PLAN
- I WILL DISCUSS THESE IN THE NEXT SECTION OF THE REPORT

### **CHANGING CONDITIONS:**

- PAGES 18 THOROUGH 44 CONTAIN THE CHANGING CONDITIONS
- EACH OF THE MAJOR ISSUES ARE DISCUSSED IN THE FOLLOWING SUMMARY FASHION:

- LAND USE

- ❖ DIVIDED INTO RESIDENTIAL AND NON-RESIDENTIAL

- ❖ RESIDENTIAL (PAGES 19 THROUGH 24)

- PRESERVE EXISTING NEIGHBORHOODS
- CONTINUE TO USE PRACTICAL AND FLEXIBLE ZONING CONTROLS TO GAIN OPEN SPACE, CONSERVE NATURAL LANDSCAPE, PROTECT SENSITIVE ECOLOGICAL AREAS AND PROVIDE FOR DEVELOPMENT ON A COORDINATED AND COMPREHENSIVE BASIS
- CONTINUE PRESERVING OPEN SPACE AND FARMLAND TO RETAIN 50% OF THE TOWNSHIP IN SOME FORM OF OPEN SPACE
- REDUCE DENSITIES IN NON-SEWERED AREAS. STILL WAITING FOR MIDDLESEX COUNTY TO PUBLISH RESULTS OF NITRATE-DILUTION MODEL TO DETERMINE WHETHER TO FURTHER REDUCE DENSITIES IN AREAS SERVED BY SEPTIC SYSTEMS – NJDEP IS STILL REVIEWING DRAFT
- CONTINUE TO ELIMINATE INCOMPATIBLE LAND USES
- ENFORCE BUFFERING AND SCREENING REQUIREMENTS
- CONDUCT STUDIES TO DETERMINE PRESENT AND FUTURE DEMAND FOR WATER, AND ADJUST ZONING TO ALIGN WITH DRAWDOWN LIMITS
- RE-EVALUATE ROUTE 33 CORRIDOR FOR APPROPRIATE LOCATIONS FOR MIXED-USE DEVELOPMENT. MUCH HAS HAPPENED TO THIS AREA GIVEN THE COURT-MANDATED AFFORDABLE HOUSING REQUIREMENTS FOR INCLUSIONARY HOUSING. ALL OF THE INCLUSIONARY HOUSING DEVELOPMENT PLANNED FOR ROUTE 33 WILL HAVE A COMMERCIAL LAND USE COMPONENT.
- SOME EXCEPTIONS TO RETAINING EXISTING RESIDENTIAL ZONING: NORTHWESTERN PORTION OF TOWNSHIP WHERE R-30 ZONING SHOULD BE CHANGED TO LI LIGHT INDUSTRIAL BECAUSE OF USE VARIANCES GRANTED

- ❖ NON-RESIDENTIAL

- COMMERCIAL (PAGES 24 THROUGH 26)

- ✓ CHANNEL FUTURE COMMERCIAL USES TO ROUTE 33
- ✓ COMMERCIAL DEVELOPMENT SHOULD OCCUR ALONG MAJOR INTERSECTIONS AND IN THE FORM OF NODES
- ✓ ENCOURAGE NEIGHBORHOOD AND COMMUNITY COMMERCIAL CENTERS TO BE DESIGN IN A VILLAGE STYLE
- ✓ REEVALUATE PERMITTED USES IN NC ZONE TO AVOID DETRIMENTAL IMPACTS TO NEIGHBORING AREAS

- INDUSTRIAL (PAGES 26 THROUGH 28)

- ✓ ENCOURAGE INDUSTRIAL DEVELOPMENT ALONG ROUTE 33. THIS CHANGED WHEN THE COURT MANDATED AFFORDABLE HOUSING TO BE DEVELOPED ALONG ROUTE 33. INDUSTRIALLY ZONED LANDS THAT DO NOT FRONT ALONG ROUTE 33 AND ARE NOT PART OF THE AREAS OF AFFORDABLE HOUSING SHOULD BE EXAMINED FOR CHANGING THE ZONE FROM INDUSTRIAL TO RESIDENTIAL THAT INCLUDES PARKS AND RECREATIONAL AREAS.
- ✓ ENCOURAGE INDUSTRIAL INFILL SOUTHWEST OF EXIT 8A.
- ✓ MAKE SURE WATER AND SEWER UTILITIES CAN SUPPORT COMMERCIAL AND ILLUSIONARY HOUSING DEVELOPMENT ALONG ROUTE 33.
- ✓ EVALUATE WHETHER PERMITTED USES IN THE LI ZONE SHOULD BE CHANGED TO REFLECT RECENT ZONING BOARD OF ADJUSTMENT APPROVALS.
- ✓ RETAIN AREA AND BULK REQUIREMENTS IN LIGHT INDUSTRIAL AND OFFICE ZONING DISTRICTS.

- HOUSING PLAN (PAGES 28 THROUGH 29)

- ❖ DEVELOPMENT OF THE TOWNSHIP'S AFFORDABLE HOUSING SITES SHOULD FOLLOW THE HOUSING ELEMENT AND FAIR SHARE PLAN THAT WAS APPROVED BY THE COURTS.

- ❖ CONTINUE REHABILITATING OLDER HOUSING STOCK; USE COUNTY COMMUNITY DEVELOPMENT PROGRAM AND FUNDS FROM THE TOWNSHIP'S AFFORDABLE HOUSING TRUST FUND.
- CIRCULATION PLAN (PAGES 29 THROUGH 32)
  - ❖ HAVE A COORDINATED AND COMPREHENSIVE CIRCULATION SYSTEM
  - ❖ INCORPORATE BICYCLE AND PEDESTRIAN STANDARDS INTO ROAD DESIGN STANDARDS
  - ❖ CONTINUE IMPLEMENTING SIGNALIZED INTERSECTIONS ACCORDING TO THE CIRCULATION PLAN
  - ❖ UPDATE THE ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM TO MEET FUTURE TRAFFIC GENERATION DEMANDS
  - ❖ COORDINATE THE CIRCULATION PLAN WITH THE COUNTY MASTER PLAN AND NJ RSIS
  - ❖ ENCOURAGE USE OF PUBLIC TRANSPORTATION. RECENT REQUESTS HAVE BEEN MADE FOR MORE AND NEW BUS STOPS THROUGHOUT MONROE AND FOR THE STATE OF NJ TO PROVIDE MORE RELIABLE BUS SERVICE TO NYC
  - ❖ OPPOSE THE CONSTRUCTION OF COMMUTER RAIL LINE THROUGH MONROE
  - ❖ PLANNING FOR A PARALLEL ACCESS ROAD AT THE REAR OF PROPERTIES FRONTING ALONG ROUTE 33 IS EITHER NO LONGER VIABLE DUE TO WETLANDS OR HAS BEEN ACCOMPLISHED IN PART, EQ., LANDS NORTH OF ROUTE 33 AND EAST OF APPLGARTH ROAD.
  - ❖ UPDATE THE CIRCULATION PLAN ELEMENT
  - ❖ HEAVY TRUCK TRAFFIC AND EMPLOYEE TRAFFIC HAVE BEEN NEGATIVELY AFFECTING MONROE TOWNSHIP. WORK WITH THE COUNTY AND THE STATE TO ADDRESS THESE IMPACTS.
- COMMUNITY FACILITIES PLAN (PAGES 32 THROUGH 33)
  - ❖ MAINTAIN APPROPRIATE EMERGENCY, FIRE AND FIRST AID SERVICES
  - ❖ PROVIDE THREE NEW FIRE STATIONS – ACHIEVED.
    - ADDITIONAL LAND FOR NEW FIRE STATION AT SCHOOLHOUSE ROAD AND BUCKELEW AVENUE WAS OBTAINED FOR REPLACING FIRE DISTRICT NO. 3 STATION. ITS CONSTRUCTION IS UNDERWAY.
    - A NEW STATION FOR FIRE COMPLANY NO. 1 IS NOW OPERATIONAL AT TEXAS ROAD AND SPOTSWOOD-ENGLISHTOWN ROAD.
    - A NEW STATION FOR FIRE DISTRICT NO. 2 WAS BUILT AT APPLGARTH ROAD AND HALSEY REED ROAD.
  - ❖ PLAN FOR FUTURE SCHOOL SITES OR EXPANSION OF CURRENT FACILITIES:
    - MONROE TOWNSHIP GOVERNING BODY PROVIDED LANDS FOR DEVELOPMENT OF OAK TREE SCHOOL IN 2009
    - THE GOVERNING BODY FACILITATED THE ACQUISITION OF THE MONROE TOWNSHIP HIGH SCHOOL IN 2011
    - RECENTLY, MAYOR AND COUNCIL ACQUIRED A 35-ACRE PARCEL OF LAND AND DEEDED IT TO THE MONROE TOWNSHIP BOARD OF EDUCATION FOR A FUTURE SCHOOL SITE
    - MAYOR AND COUNCIL PROVIDED A 3-ACRE PARCEL OF LAND FOR SCHOOL BUS PARKING AND STORAGE ALONG BUCKELEW AVENUE.
  - ❖ TRACK RESIDENTIAL DEVELOPMENT TO HELP PROJECT POPULATION AND SCHOOL-AGE CHILDREN GROWTH
- UTILITY SERVICE (PAGES 34 THROUGH 35)
  - ❖ COORDINATE UTILITY EXTENSION WITH GROWTH POLICIES OF THE LAND USE PLAN ELEMENT
  - ❖ CONTINUE ENSURING ZERO LOSS RECHARGE WITHIN AQUIFER RECHARGE OUTCROP AREAS
  - ❖ IMPLEMENT PHASE III EXPANSION PLAN OF THE SEWER UTILITY SYSTEM; HOWEVER, FUTURE LIMITS MAY DELAY RESIDENTIAL DEVELOPMENT

- ❖ MONROE TOWNSHIP ACQUIRED ADDITIONAL WATER SUPPLY TO SATISFY CURRENT AND FUTURE WATER DEMAND
- ❖ CONTINUE IMPLEMENTING WATER CONSERVATION AND RETENTION POLICIES
- ❖ PREPARE AN UPDATED UTILITY SERVICE PLAN ELEMENT
- ECONOMIC PLAN (PAGES 35 THROUGH 37)
  - ❖ REVISIT THE LOCATING INDUSTRIAL, RESEARCH AND OFFICE DEVELOPMENT ALONG ROUTE 33 BECAUSE OF THE COURT-MANDATED INCLUSIONARY HOUSING ALONG THE HIGHWAY
  - ❖ COMMERCIAL DEVELOPMENT ALONG ROUTE 33 SHOULD BE COMPATIBLE WITH RECENTLY CONSTRUCTED RESIDENTIAL DEVELOPMENT
  - ❖ PROVIDE SEWER AND WATER SERVICE ALONG ROUTE 33
  - ❖ PROVIDE ADDITIONAL INDUSTRIAL AND CORPORATE CENTER GROWTH ALONG CRANBURY-SOUTH RIVER ROAD
  - ❖ ENCOURAGE OUTDOOR DINING IN APPROPRIATE LOCATIONS AND ZONES
- CONSERVATION PLAN (PAGES 37 THROUGH 38)
  - ❖ UTILIZE ERI FOR PLANNING AND LOCAL LAND USE CONTROLS
  - ❖ DEVELOP LAND USE POLICIES TO PRESERVE AND PROTECT NATURAL RESOURCES, PARTICULARLY ACQUIFER RECHARGE AREAS AND WOODLAND
  - ❖ RESTRICT DEVELOPMENT IN CRITICAL ENVIRONMENTAL AREAS
  - ❖ PROVIDE A CONTINUOUS NETWORK OF OPEN SPACE ALONG STREAMS, SCENIC AREAS AND CRITICAL ENVIRONMENTAL AREAS THROUGH CLUSTER SUBDIVISION TECHNIQUES
  - ❖ APPLY INNOVATIVE TECHNIQUES SUCH AS CLUSTER SUBDIVISIONS, NON-CONTIGUOUS PARCEL CLUSTERING, CONSERVATION EASEMENTS AND OTHERS TO PROVIDE A CONTINUOUS NETWORK OF OPEN SPACE
  - ❖ PREPARE A SUSTAINABILITY PLAN ELEMENT
- PARKS, RECREATION AND OPEN SPACE (PAGES 39 THROUGH 42)
  - ❖ OBTAIN LAND FROM THE NJ TRAINING SCHOOL FOR BOYS FOR RECREATION. MAYHOR AND COUNCIL ARE WORKING WITH THE STATE TO PRESERVE APPROXIMATELY 90 ACRES AND TO DEED RESTRICT ABOUT 560 ACRES FOR AGRICULTURAL PURPOSES
  - ❖ UTILIZE THE STATE GREEN ACRES PROGRAM TO ACQUIRE AND IMPROVE RECREATIONAL SITES
  - ❖ UTILIZE CLUSTER ZONING, LOT AVERAGING AND CONSERVATION EASEMENTS AND OTHER TECHNIQUES FOR ACQUIRING OPEN SPACE AND RECREATIONAL LANDS
  - ❖ ENCOURAGE A NETWORK OF PEDESTRIAN GREENWAYS ALONG STREAM CORRIDORS AND BICYCLE PATHS LINKING NEIGHBORHOODS
  - ❖ PRESERVE 50% OF THE TOWNSHIP'S LAND IN OPEN SPACE
  - ❖ CONTINUE PRESERVING FARMLAND
  - ❖ SUPPORT THE STATE AND COUNTY IN ACQUIRING CONSERVATION LANDS
  - ❖ ENSURE ALL PARKS AND FACILITIES MEET ADA REQUIREMENTS FOR ACCESS

- ❖ IMPLEMENT THE MONROE TOWNSHIP BICYCLE AND PEDESTRIAN PLANING STUDY, ROADWAY NETWORK DEVELOPMENT PLAN
- ❖ CONTINUE THE PROCESS OF DEVELOPING A COMMUNITY CENTER IN THE SOUTHERN PART OF TOWN
- ❖ EXAMINE OPPORTUNITIES FOR PROVIDING SHARED RECREATION, EQ, SCHOOL SITES
- HISTORIC PRESERVATION PLAN (PAGES 43 THROUGH 44)
  - ❖ PRESERVE HISTORIC SITES LISTED BY THE MONROE TOWNSHIP HISTORICAL SOCIETY
  - ❖ NOMINATE HISTORICALLY SIGNIFICANT STRUCTURES TO THE STATE AND FEDERAL HISTORIC REGISTER
  - ❖ ADOPT A HISTORIC PRESERVATION ORDINANCE
  - ❖ DEVELOP A HISTORICAL VILLAGE AS THE DEY FARM
  - ❖ REVIEW ALL DEMOLITIONS TAKING INTO ACCOUNT THE HISTORICAL RESOURCE SURVEY
  - ❖ UPDATE A HISTORIC PRESERVATION PLAN ELEMENT
- SUSTAINABILITY PLAN (PAGE 44)
  - ❖ PREPARE A SUSTAINABILITY PLAN ELEMENT
  - ❖ ENCOURAGE THE CONSIDERATION OF BUILDING ORIENTATION TO CONSERVE ENERGY NEEDED TO HEAT AND COOL BUILDINGS
  - ❖ USE NONSTRUCTURAL DRAINAGE SYSTEMS TO REDUCE STORMWATER RUNOFF AND IMPROVE WATER QUALITY
  - ❖ ENCOURAGE THE ADOPTION AND USE OF "GREEN" BUILDING CHECKLISTS FOR DEVELOPMENT
  - ❖ ENCOURAGE THE EFFICIENT CONNECTION OF BUILDINGS, DEVELOPMENTS AND PUBLIC FACILITIES BY PEDESTRIAN, BICYCLE AND VEHICULAR ROUTES, AS WELL AS PUBLIC TRANSPORTATION

CHANGING ASSUMPTIONS AND OBJECTIVES:

- PAGES 45 THROUGH 64 CONTAIN CHANGING ASSUMPTIONS AND OBJECTIVES
- DEMOGRAPHICS (PAGES 45 THROUGH 58)
  - SHOWS SLOWING GROWTH

**Table 1 – Monroe Township Population, 1950 - 2018**

<u>Monroe Township</u>			
<u>Year</u>	<u>Population</u>	<u>Change</u>	
		<u>No.</u>	<u>%</u>
1950	4,082	--	--
1960	5,831	1,749	42.8
1970	9,138	3,307	56.7
1980	15,858	6,720	73.5
1990	22,255	6,397	40.3
2000	27,999	5,744	25.8
2010	39,132	11,133	39.8
2018	44,818	5,686	14.5

▪ POPULATION BY AGE GROUP FOR MONROE, MIDDLESEX COUNTY AND NJ

<b>Table 3 – Age Groups &lt; 5 Years, &lt; 18 Years and ≥ 65 Years</b>							
<b>For 2000, 2010 and 2018</b>							
<b>Monroe Township, Middlesex County and New Jersey</b>							
<b>Monroe Township</b>							
Year	< 5 Years		< 18 Years		≥ 65 Years		Total Population
	%	No.	%	No.	%	No.	
2000	4.0	1,109	16.0	4,478	43.5	12,185	27,999
2010	4.2	1,640	18.9	7,377	34.8	13,626	39,132
2018	3.8	1,703	17.9	8,022	37.2	16,672	44,818
<b>Middlesex County</b>							
Year	< 5 Years		< 18 Years		≥ 65 Years		Total Population
	%	No.	%	No.	%	No.	
2000	6.6	49,390	23.7	177,628	12.3	92,590	750,162
2010	6.2	50,006	27.9	185,457	12.3	99,462	809,858
2018	5.8	48,122	21.7	180,042	15.0	124,453	829,685
<b>New Jersey</b>							
Year	< 5 Years		< 18 Years		≥ 65 Years		Total Population
	%	No.	%	No.	%	No.	
2000	6.7	563,785	24.8	2,087,558	13.2	1,113,136	8,414,350
2010	6.2	541,020	23.5	2,065,214	13.5	1,185,993	8,791,894
2018	5.8	516,694	21.9	1,950,966	16.1	1,434,272	8,882,190

- MONROE AGE GROUPS FOR 2000, 2010 AND 2018

<b>Age Group</b>	<b>2000</b>	<b>2010</b>	<b>2018</b>
Under 5 years	1,109	1,640	1,613
5 to 9 years	1,166	2,289	2,302
10 to 14 years	1,242	2,163	2,568
15 to 19 years	1,434	1,912	1,836
20 to 24 years	702	1,176	1,228
25 to 34 years	1,751	2,081	2,375
35 to 44 years	2,805	4,553	4,582
45 to 54 years	2,685	4,456	5,116
55 to 59 years	1,388	2,479	3,172
60 to 64 years	1,532	2,410	3,115
65 to 74 years	5,507	5,433	7,883
75 to 84 years	5,298	5,423	4,969
85 years & over	1,380	2,770	3,037

- RACIAL CHARACTERISTICS

<b>Race</b>	<b>Percent of Population (%)</b>
White	74.3
Black or African American	3.3
American Indian and Alaska Native	0.2
Asian	19.3
Native Hawaiian and Other Pacific Islander	0.0
Two or More Races	2.2
Hispanic or Latino	5.0
White, not Hispanic or Latino	70.4

▪ HOUSING CHARACTERISTICS

<b>Table 6 – Housing Characteristics, 2014 – 2018</b>			
<b>Monroe Township, Middlesex County and New Jersey</b>			
<b>Housing Characteristic</b>	<b>Monroe Township</b>	<b>Middlesex County</b>	<b>New Jersey</b>
Housing Units	19,269	284,174	3,213,362
Owner-Occupied Housing Unit Rate	90.20%	63.30%	63.90%
Median Value of Owner-Occupied Housing Units	\$355,500	\$336,200	\$327,900
Median Selected Monthly Owner Costs with Mortgage	\$2,710	\$2,447	\$2,439
Median Selected Monthly Owner Costs without Mortgage	\$969	\$1,027	\$1,031
Median Gross Rent	\$1,499	\$1,432	\$1,295

<b>Table 7 – Units in Structure, 2018</b>		
<b>Monroe Township</b>		
<b>Units in Structure</b>	<b>No. Units</b>	<b>Percent Units</b>
1-Unit, Detached	11,872	61.6%
1-Unit, Attached	4,922	25.5%
2 Units	534	2.8%
3 or 4 Units	776	4.0%
5 to 9 Units	265	1.4%
10 to 19 Units	155	0.8%
20 or More Units	745	3.9%

<b>Table 8 – Year Structure Built, 2018</b>		
<b>Monroe Township</b>		
<b>Year Structure Built</b>	<b>No. Units</b>	<b>Percent Units</b>
2014 or Later	649	3.4%
2010 to 2013	1,128	5.9%
2000 to 2009	4,874	25.3%
1990 to 1999	3,117	16.2%
1980 to 1989	3,172	16.5%
1970 to 1979	2,959	15.4%
1960 to 1969	1,910	9.9%
1950 to 1959	743	3.9%
1940 to 1949	252	1.3%
1939 or Earlier	465	2.4%

The average household size of owner-occupied units was 2.39, and the average household size of rental units was 1.78.

<b>Table 9 – Value of Owner-Occupied Units, 2018</b>		
<b>Monroe Township</b>		
<b>Value</b>	<b>No. Units</b>	<b>Percent Units</b>
Less than \$50,000	519	3.1%
\$50,000 to \$99,999	837	5.0%
\$100,000 to \$149,000	1,279	7.6%
\$150,000 to \$199,999	1,990	11.9%
\$200,000 to \$299,999	2,351	14.0%
\$300,000 to \$499,999	4,873	29.0%
\$500,000 to \$999,999	4,795	28.6%
\$1,000,000 or More	142	0.8%
Median Value \$355,500		

Table 10 – Gross Rent, 2018 Monroe Township		
Gross Rent	No. Units	Percent Units
Occupied Units Paying Rent	1,509	100.0%
Less than \$500	31	2.1%
\$500 to \$999	162	10.7%
\$1,000 to \$1,499	563	37.3%
\$1,500 to \$1,999	334	22.1%
\$2,000 to \$2,499	192	12.7%
\$2,500 to \$2,999	62	4.1%
\$3,000 or More	165	10.9%
Median Gross Rent \$1,499		

- INCOME CHARACTERISTICS

Table 12 – Income Characteristics, 2014 – 2018 Monroe Township, Middlesex County and New Jersey			
Income Characteristic	Monroe Township	Middlesex County	New Jersey
Median Household Income	\$83,091	\$85,954	\$79,363
Per Capita Income	\$50,802	\$38,140	\$40,895
Persons in Poverty	4.30%	8.20%	9.50%

- AFFORDABLE HOUSING/COURT SETTLEMENT (PAGES 58 THROUGH 61)

- ORIGINAL OBLIGATION 2,323 REDUCED TO 1,133

A summary of Monroe Township's total 1999 – 2025 obligation that includes various affordable housing requirements is provided below.

1999 – 2025 Obligation	1,133 units
Low Income Requirement (50% of Obligation)	567 units
Rental Obligation (25% of Obligation)	283 units
Family Rental Requirement (50% of Rental Obligation)	142 units
Age-Restricted Unit Limitation (25% of Obligation)	283 units
Very Low Income Requirement (13% of Affordable Units Built)	111 units
850 Affordable Units to be Built X 13% = 111 Very Low Units	

- SP II, LLC SITE FOUND IT COULD NOT DEVELOP ITS PROPERTY AS PLANNED IN THE MASTER PLAN BECAUSE OF THE EXTENSIVE ENVIRONMENTAL RESTRICTIONS PLACED ON THE SITE DUE TO THE PRESENCE OF AN EAGLE NESTING ON THE SITE. THE MUNICIPALLY SPONSORED VETERANS HOUSING PROJECT COULD ABSORB THE 43 AFFORDABLE UNITS FROM THE SP II, LLC SITE

- PUBLIC SANITARY SEWER AND WATER UTILITIES (PAGE 61)

- THE TOWNSHIP'S SANITARY SEWERAGE SYSTEM IS POSITIONED TO MEET CURRENT AND FUTURE DEMAND FOR THE NEXT 10 YEARS
- NEW CONSTRUCTION OF THE WATER SYSTEM AND ADDITIONAL WATER RIGHTS WILL ALLOW THE TOWNSHIP TO HAVE SUFFICIENT WATER SUPPLY TO SATISFY CURRENT AND FUTURE DEMAND FOR THE FORESEEABLE FUTURE AND BEYOND

- TRAFFIC AND LAND USE IMPACTS CAUSED BY INDUSTRIAL DEVELOPMENT IN CRANBURY TOWNSHIP (PAGES 61 THROUGH 64)

- A 2019 STUDY OF COMMERCIAL MOTOR VEHICLE TRAFFIC TRAVERSING PRIMARY CONNECTORS BETWEEN MONROE AND NEIGHBORING CRANBURY FOUND SIGNIFICANT TRUCK AND PASSENGER VEHICLE TRIPS

- THE CONNECTOR INDUSTRIAL ROAD LIBERTY WAY IN CRANBURY NEW CAME TO FRUITION. SO, TRUCK TRAFFIC NOW USES ROADS THROUGH MONROE TO ACCESS THE NEW JERSEY TURNPIKE
  - THERE HAS ALSO BEEN AN INCREASE IN CRASHES ALONG PROSPECT PLAIN ROAD, CRANBURY STATION ROAD AND CRANBURY-HALF ACRE ROAD DURING THE MOST RECENT THREE-YEAR PERIOD
  - MORE INDUSTRIAL DEVELOPMENT IS PLANNED FOR THE SOUTHEASTERN CORNER OF CRANBURY THAT WILL NEGATIVELY AFFECT MONROE TOWNSHIP
- OPEN SPACE AND FARMLAND PRESERVATION (PAGE 64)
  - UPDATE THE PARKS, OPEN SPACE AND RECREATION PLAN ELEMENT

SPECIFIC RECOMMENDATIONS:

- PAGE 65 CONTAINS RECOMMENDATIONS
- THE FOLLOWING RECOMMENDATIONS ARE MADE:
  - First Priority
  - 1. Prepare a vision statement for Monroe Township.
  - 2. Update the following plan elements:
    - a. Land Use;
    - b. Circulation;
    - c. Parks, Open Space and Recreation;
    - d. Utility Service; and
    - e. Recycling
  - 3. Amend the Housing Element and Fair Share Plan to reflect recent changes.
  - Second Priority
  - 1. Update the following plan elements:
    - a. Community Facilities;
    - b. Economic;
    - c. Conservation; and
    - d. Historic Preservation
  - 2. Prepare a Sustainability Plan Element.

REDEVELOPMENT PLANS:

- DOES NOT APPLY BECAUSE MONROE DOES NOT HAVE ANY REDEVELOPMENT AREAS

RECOMMENDATIONS FOR PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE:

- THIS ASPECT WILL BE INCORPORATED INTO THE UPDATED LAND USE PLAN AND CIRCULATION PLAN ELEMENTS

A motion to recommend the Reexamination Report of the Master Plan made by Ms. Karen Polidoro seconded by Mr. David Rothman and passed with unanimously by all members of the Board present.

A motion to recommend the updated Environmental Resource Inventory of the Master Plan made by Ms. Karen Polidoro seconded by Mr. David Rothman and passed with unanimously by all members of the Board present.

A motion to recommend the Amendment of the Housing Element and Fair Share Plan and Ordinance Changes regarding Affordable Housing made by Ms. Roslyn Brodsky and seconded by Mr. Andy Paluri and passed with unanimously by all members of the Board present.

Mr. Mark Remsa outlined for Public outreach consultant, see below.

**RECOMMENDATION TO ENGAGE H2M AS PUBLIC OUTREACH CONSULTANT FOR ASSISTING IN MASTER PLAN UPDATE:**

MONROE TOWNSHIP ISSUED A PUBLICLY ADVERTISED RFQ/RFP FOR A PUBLIC OUTREACH CONSULTANT TO ASSIST IN UPDATING THE MASTER PLAN.

OF THE 17 FIRMS THAT EXPRESSED INTEREST IN THE RFQ/RFP, 3 RESPONDENTS SUBMITTED PROPOSALS.

AN EVALUATION COMMITTEE CONSISTING OF ACTING PLANNING DIRECTOR JOSEPH STOIN, MASTER PLAN COMMITTEE MEMBER KEVIN MCGOWAN AND MARK REMSA, PLANNING BOARD PLANNER REVIEWED THE PROPOSALS AND FOUND THE H2M PROPOSAL AS BEING IN THE BEST INTEREST OF THE TOWNSHIP.

THE EVALUATION COMMITTEE RECOMMENDS H2M TO BE CONSIDERED AS THE PUBLIC OUTREACH CONSULTANT WITH A CONTRACT NOT TO EXCEED \$66,000.00 TO THE PLANNING BOARD.

THE PLANNING BOARD MUST DECIDE TO RECOMMEND H2M AS THE PUBLIC OUTREACH CONSULTANT WITH A CONTRACT NOT TO EXCEED \$66,000.00 TO TOWNSHIP COUNCIL.

Mr. Joe Stroin added to the requirement set forth for the Public Outreach Consultant. He stated that first , I would like to thank the Board for recommending that the Township take the important step of involving the Public in the development of its Master Plan at the very beginning of the process.

At its core a master plan is a study of the municipality's goals, objectives, values and principles. Because of that, it is critical to have a public input process that is both meaningful and accessible. The scope of the public outreach plan being considered for recommendation by the board tonight, focuses on those key elements. Additionally, it will provide all residents and constituents of the Township with the opportunity to not only hear about the plan but also and most importantly to have a voice in how it is shaped.

A question that I am sure is on everyone's mind is how will this be accomplished.

As a result of the global pandemic process this will be done virtually through a series of workshops conducted via the zoom platform which coincidentally is the same platform the Township uses for all of its virtual meetings. To maximize participation, in addition to the workshops, there will be various digital and paper surveys, a dedicated master plan website and a comprehensive social media strategy that will give the master plan report an accessible and visible presence throughout the entire planning process.

The goal of these efforts is to make participation easy and available to residents. It will also incorporate a strategy which engages people in dialogue and encourages a constructive exchange of ideas that can be transformational in the process of shaping how the Township will look over the next 10 years and beyond.

I look forward to working with the board and all public stakeholders on this effort knowing

that at its conclusion, the Township will be well positioned to meet its future goals and objectives.

A motion to recommend the Public Outreach Consultant of the Master Plan made by Ms. Roslyn Brodsky and seconded by Mr. John Riggs and passed with unanimously by all members of the Board present.

A motion to adjourn at 10:20 p.m. made by Ms. Karen Polidoro and seconded by Mr. John Riggs and passed unanimously by all members of the Board present.

**Respectfully submitted,**

**LAURA ZALEWSKI  
PLANNING BOARD SECRETARY**