MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-2-2026-003

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108 OF THE MONROE TOWNSHIP CODE, REZONING OF PARCELS INCLUDED IN MONROE TOWNSHIP'S ROUND FOUR AFFORDABLE HOUSING PLAN

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

Section 1.

The following new section of the Code is hereby adopted:

§108-6.35 R-ARAF-2 Residential Age Restricted Affordable Housing District 2

Lots 3.01 and 3.02 in Block 33.03, which were formerly zoned R3A Residential-Agricultural District, are changed to R-ARAF-2 Residential-Age-Restricted Affordable Housing-2 District.

A. The purpose of this section is to establish the standards and requirements for developments that include a mix of market-priced housing and housing affordable to low- and moderate-income age-restricted 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 requirements, in addition to other provisions not inconsistent with this article, shall apply to the R-ARAF-2 District. In case of conflict with the provisions of other ordinances, this section shall govern.

C. Permitted principal uses:

(1) Inclusionary housing development consisting of age-restricted market-rate housing and affordable housing as defined by this article and N.J.A.C. 5:80-26.1, et seq., Uniform Housing Affordability Controls (UHAC) and the Monroe Township Affordable Housing Ordinance (Chapter 131 of the Township Code). The permitted maximum gross density for the inclusionary housing development shall be eight and five tenths (8.5) dwelling units per acre. All housing shall comply with the provisions set forth in this section. Permitted residential dwellings include:

(a) Market-rate age-restricted multifamily townhouse dwelling units (townhouses) that are deed restricted to limit the number of bedrooms to a maximum of three (3) per dwelling unit and to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum number of market-rate age-restricted multifamily townhouse dwelling units provided shall not exceed thirty-eight (38). All market-rate age-restricted multifamily townhouse dwellings units shall be for sale.

(b) Market-rate age-restricted multifamily apartment dwelling units (apartments) that are deed restricted to limit the number bedrooms to a maximum of two (2) per dwelling units and to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom. The maximum number of market-rate age-restricted multifamily apartment dwelling units provided shall not exceed nine (9). Market-rate age-restricted multifamily apartment dwellings units may be for sale or rent.

(c) In addition to the nine (9) permitted market-rate age-restricted multifamily apartment dwelling units (apartments), one (1) non-age-restricted multifamily apartment dwelling unit (property manager apartment) for an onsite property

manager that is deed restricted to limit its number of bedrooms to one (1), to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom, and to limit the number of inhabitants to two (2) adults one of which shall be the onsite property manager and the other the manager's spouse and/or partner.

(d) Affordable multifamily age-restricted rental apartment dwelling units (affordable apartments) that are provided at a minimum set-aside rate of twenty-nine and fourth tenths percent (29.4%) of the total number of dwelling units constructed in the development including the dwelling unit for the on-site property manager, with thirteen percent (13%) of the affordable dwelling units to be affordable to very low-income households. The minimum number of affordable multifamily age-restricted rental apartment dwelling units provided, consisting of one (1)- and two (2)-bedroom units according to this section, shall be twenty (20).

(e) One (1) multi-purpose room having at least one thousand (1,000) square feet of floor area shall be provided within an apartment building.

(f) One (1) management office may be provided in an apartment building.

(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 age-restricted and market-rate housing to be used by the residents of the inclusionary housing development, their guests or other authorized users.

D. Permitted accessory uses.

(1) Decks and patios for use by the residents on the premises.

(a) Decks and patios for townhouse buildings shall be no larger than ten (10) feet deep by twenty (20) feet wide, shall be located in the side and rear yards, and shall be permitted to extend beyond the building envelope into the side and rear yards by no more than ten (10) feet.

(b) Patios for apartment buildings shall be no larger than fifteen (15) feet deep by thirty (30) feet wide, shall be located in the side and rear yards, and shall be set back at least fifteen (15) feet from side and rear property lines.

(2) Storage areas for residents in the basement of apartment buildings.

(3) Open space and recreational facilities for use by the residents on the premises.

(4) Fences and walls as regulated pursuant to this section and Section 108-8.2.

(5) Trash and recyclables enclosures, which shall not be permitted in the front yard.

(6) Off-street parking as regulated pursuant to this section and Article IX Parking.

(7) Signage as regulated pursuant to this section and Article X Signs.

(8) Satellite antennas.

(9) Public utility installations.

E. Development, area, yard and building requirements.

(1) Minimum tract area shall be eight (8) acres.

(2) Minimum tract frontage shall be six hundred (600) feet.

(3) Minimum tract width shall be six hundred (600) feet.

(4) Minimum tract depth shall be six hundred (600) feet.

(5) Yard and setback requirements for principal buildings.

Description	Tract Boundary	To Right-of-Way Line/Curb Line of Internal Road for Townhouses	To Right-of-Way/Curb Line of Internal Road for Apartments
Minimum Front Yard	50 feet	15 feet/25 feet to front façade 20 feet/30 feet to front façade with driveway	40 feet/50 feet to front façade
Minimum Side Yard	30 feet	N/A	N/A
Minimum Rear Yard	30 feet	N/A	N/A

(6) Minimum separation between facades of residential buildings.

Description	Minimum Requirement	
	Townhouse to Townhouse	Townhouse to Apartment
Side of Building to Side of Building	15 feet	30 feet
Side of Building to Rear of Building	20 feet	30 feet
Rear of Building to Rear of Building	30 feet	30 feet

(7) Maximum building coverage of tract shall be thirty percent (30%).

(8) Maximum impervious coverage of tract shall be fifty-five percent (55%).

(9) Maximum building height.

(a) Townhouse buildings shall not exceed two and one-half (2-1/2) stories or thirty-five (35) feet.

(b) Apartment buildings shall not exceed three (3) stories or forty-eight (48) feet.

(10) Maximum building length.

(a) Townhouse building length shall not exceed one hundred seventy-five (175) feet.

(b) Apartment building length shall not exceed two hundred (200) feet.

F. Age-restricted housing.

(1) Housing where one hundred (100%) of the dwellings are occupied by at least one (1) person aged fifty-five (55) or over and no other permanent occupants are under the age of forty-eight (48), except that if a legal occupant over forty-eight (48) but under fifty-five (55) is widowed, legally separated or divorced from an over fifty-five (55) legal occupant, prior to attaining age fifty-five (55), and any son or daughter or any step-son or step-daughter of aforesaid fifty-five (55)-year old and/or forty-eight (48)-year old occupants is aged nineteen (19) or over, his or her occupancy status of the 48-year old or over and the 19-year old or over shall be protected, provided such entity, corporation or association for the housing is established in accordance with the laws of the State of New Jersey and qualifies for a Housing for Older Persons ("HOPA") exemption under the Fair Housing Act, 42 U.S.C. 3601, et seq.

G. Affordable housing.

(1) Affordable housing shall comply with the Monroe Township Affordable Housing Ordinance and UHAC, including, but not limited to, the following requirements:

(a) Establishing rents of all affordable units;

(b) Affordability controls for all affordable units; and

(c) General provisions concerning uniform deed restrictions liens and enforcement through certificates of occupancy or re-occupancy of sold units.

(2) Required percentage of affordable age-restricted rental dwelling built in the apartment building(s) on the tract. A minimum set-aside rate of twenty-nine and fourth tenths percent (29.4%) of the total number of dwelling units constructed in the development, which includes the dwelling unit for the on-site property manager, shall be provided. The total number of affordable units shall be twenty (20) exclusive of the on-site property manager. At least thirteen percent (13%) of the affordable dwelling units shall be affordable to very low-income households.

(3) Required bedroom distribution for affordable age-restricted rental dwelling units.

(a) Nine (9) units (45% of the total affordable units) shall have one (1) bedroom.

(b) Eleven (11) units (55% of the total affordable units) shall have two (2) bedrooms.

(4) Low- and moderate-income split. At least fifty percent (50%) of all units designated for low- and moderate-income households shall be affordable to low- income households. Thirteen percent (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.

(5) The construction phasing of market-priced and low- and moderate-income units shall comply with the table below. 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.

Minimum Percentage of Low- and Moderate-Units Completed	**Percentage of Market-Rate Units Completed**
0	25
10	25, plus 1 unit
50	50
75	75
100	90

(6) Application procedures for inclusionary housing development shall comply with Section 108-6.21M.

H. Fences.

(1) Fences and walls shall comply with Section 108-8.2 with the following exceptions:

(a) Solid or board-on-board wooden and/or vinyl fences shall be permitted in the following manner:

[1] Six (6)-foot high fences erected along the side and rear tract boundaries, with such fences along the side tract boundaries set back at least fifty (50) from the right-of-way line of Buckelew Avenue.

[2] Six (6)-foot high fences enclosing trash and recyclables storage areas.

[3] Six (6)-foot high fences erected between and perpendicular to townhouse dwelling units at the point where the units share a common party wall, and at the corners of end townhouse dwelling units in the direction toward the rear of the townhouse buildings, extending no more than ten (10) feet from the façade of the townhouse buildings.

I. Parking.

(1) Parking for townhouse dwelling units shall be regulated by the New Jersey Residential Site Improvement Standards (RSIS) N.J.A.C. 5:21-1.1 et seq. and Article IX; when

provisions of Article IX conflict with the requirements of RSIS, the provisions of RSIS shall supersede the conflicting ones of Article IX.

(2) Parking for apartment dwelling units shall be regulated by the New Jersey Residential Site Improvement Standards (RSIS) N.J.A.C. 5:21-1.1 et seq. and Article IX; when provisions of Article IX conflict with the requirements of RSIS, the provisions of RSIS shall supersede the conflicting ones of Article IX. Notwithstanding the RSIS parking requirements for age-restricted apartment dwelling units, the parking ratio required for the age-restricted apartments developed on the tract shall be one (1) parking space per age-restricted apartment dwelling unit including the apartment unit for the onsite property manager.

(a) Minimum setbacks for parking areas to internal road rights-of-way shall be five (5) feet and internal road curb lines shall be fifteen (15) feet.

(b) Minimum setback for parking areas to the Buckelew Avenue right-of-way shall be fifty (50) feet.

(c) Minimum setback for parking areas to adjacent townhouse buildings shall be twenty (20) feet.

(d) Minimum setback for parking areas to apartment buildings shall be ten (10) feet.

(e) Drive aisles of and driveways to parking areas shall be at least twenty-four (24) feet wide.

(f) Non-ADA parking spaces shall be nine (9) feet wide by eighteen (18) feet long. ADA parking spaces shall comply with current state and federal regulations.

J. Signage.

(1) Signage for the development of the tract shall be regulated by Article X.

K. Design standards.

(1) Design standards shall comply with Article XII with the following exceptions:

(a) Buffer area and landscaping.

[1] Buffer areas and landscaping for the development of the tract shall be regulated by Article VIII with the following exceptions

[a] Buildings shall be set back a minimum of fifty (50) feet from the right-of-way of Buckelew Avenue. At least thirty (30) feet of this setback area shall be either preserved with its natural vegetation or landscaped to provide a visual buffer from the road.

{1} Buffering along Buckelew Avenue shall consist of three (3)- to four (4)-foot high, sculptured, undulating, landscaped berms that have tops at least six (6) feet wide.

{2} The top and side slopes of the berms shall be planted with massing of evergreen trees with an average height of eight (8) feet to create a natural pattern that achieves aesthetic, effective screening. Ornamental deciduous trees and large- and medium-growing evergreen and deciduous shrubs shall be added to the buffer area to improve screening at various growth heights of plant material. Fencing and walls may be added to the buffering to enhance screening and aesthetics according to the provisions of this section. Natural woodlands may be retained in the buffer area. Such

natural woodlands shall be evaluated by the reviewing board to determine whether additional plantings are needed to achieve the stated buffering objectives.

{3} Identification and directional signage shall be permitted within the buffer area.

[b] Buildings shall be set back a minimum of thirty (30) feet from side and rear tract boundaries. At least fifteen (15) of this setback area shall be either preserved with its natural vegetation or landscaped to provide a visual buffer from adjacent property.

{1} Buffering along the side and rear tract boundaries shall consist of massing of evergreen trees with an average height of eight (8) feet to create a natural pattern that achieves aesthetic, effective screening. Ornamental deciduous trees and large- and medium-growing evergreen and deciduous shrubs shall be added to the buffer area to improve screening at various growth heights of plant material. Natural woodlands may be retained in the buffer area. Such natural woodlands shall be evaluated by the reviewing board to determine whether additional plantings are needed to achieve the stated buffering objectives.

{2} A six (6)-foot high solid or board-on-board fence may be erected along the side and rear tract boundaries in accordance with this section to supplement the visual buffer from adjacent property.

{3} Stormwater management basins and infrastructure shall be permitted within the buffer area provided planting areas at least fifteen (15) feet wide are located along the side of the basins closest to the tract boundary.

[c] After three (3) growing seasons from time of planting, 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.

[2] Landscaping.

[a] Landscaping between parking areas for apartment buildings and internal roads for the development of the tract shall achieve a mature height of at least three (3) feet to partially screen the view of parking areas. Such landscaping shall consist of evergreen shrubs.

[b] Landscaping around trash and recyclables enclosures shall achieve a mature height of at least five (5) feet. Such landscaping shall consist of a mix of at least seventy-five percent (75%) evergreen shrubs and/or trees and no more than twenty-five percent (25%) deciduous shrubs.

[c] Landscaping around the foundations of townhouse and apartment buildings shall be provided to achieve a mature height of at least three (3) feet. Such landscaping may consist of a mix of at least fifty percent (50%) evergreen shrubs.

[d] Street trees along public and private roads and driveways shall be provided on average fifty (50) feet on center and not exceeding sixty (60) on center.

(b) Internal roads.

[1] Internal roads within the development of the tract shall have a cartway width of twenty-eight (28) feet and a right-of-way width of fifty (50) feet.

Section 2.

The following new section of the Code is hereby adopted:

§108-6.36 PRD-AH 2 Planned Residential Development Affordable Housing District 2

Lots 5 and 10 in Block 36 and Lot 1 in Block 36.02, which were formerly zoned R-3A Residential-Agricultural District, are changed to a PRD-AH-2 Residential Affordable Housing District 2.

A. The purpose of this section is to establish the standards and requirements for developments that include a mix of 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 needed low- and moderate-income housing.

B. The following shall be requirements of the PRD-AH-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. Permitted Uses:

(1) Inclusionary housing development consisting of affordable housing as defined by this Article and the current rules of the New Jersey Council of Affordable Housing and market-rate housing. All housing shall comply with the provisions set forth herein this section. Permitted residential dwellings include:

(a) Market-rate multi-family townhouse and apartment dwelling units that are deed restricted to limit the number of bedrooms to three (3) per dwelling units and to prohibit the conversion of basements, dens, offices, lofts and other non-bedroom spaces and rooms into a new bedroom.

(b) Affordable multi-family dwelling units that are provided at a minimum twenty-two percent (22%) set aside of total dwelling units and thirteen percent (13%) of the total affordable dwelling units are for very low-income households. The minimum amount of affordable multi-family dwelling units shall be twenty-two percent (22%) of the total dwelling units.

(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.

D. Permitted Accessory Uses:

(1) Decks and patios for use by the residents on the premises, located in the rear yard within the building envelope. No deck shall be larger than ten (10) feet by twenty (20) feet.

(2) Open space and recreational facilities for use by the residents on the premises.

E. Development, area, yard and building requirements. No building permit shall be issued for construction or other improvement in an PRD-AH-2 Residential Affordable Housing District 2 development except in accordance with an engineering and improvement plan for each section that has been approved by the Planning Board. The following development requirements shall apply to the PRD-AH-2 Residential Affordable Housing District 2:

(1) Minimum site area. The minimum site area for an inclusionary development in the PRD-AH-2 shall be at least forty (40) acres contained in one (1) parcel that is not bisected by existing streets, roads, rights-of-way or railroads.

(2) Gross residential density. The gross residential density shall not exceed two and one half (2.5) dwelling units per acre.

(3) Site bulk requirements:
(a) Minimum site frontage shall be six hundred (600) feet.
(b) Minimum site width shall be two hundred fifty (250) feet.
(c) Minimum site depth shall be four hundred (400) feet.

(4) 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 parking lot
Minimum Side Yard	50 feet	10 feet	-----	------
Minimum Rear Yard	50 feet	20 feet	-----	-----

(5) Minimum separation between facades of residential buildings on lot with multiple residential buildings, or on a fee simple lot:

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	40 feet
Minimum front yard for townhomes	25 feet
Minimum rear yard for townhomes	20 feet
Minimum side yard for townhomes	0 feet
Minimum lot width for townhomes	22 feet
Minimum lot depth for townhomes	100 feet
Minimum lot area for townhomes	2,200 square feet

(6) Building coverage. Not more than twenty percent (20%) of the gross area of the total property tract shall be covered by buildings.

(7) Maximum building height.
(a) Townhouses shall not exceed three (3) stories or forty-five (45) feet.
(b) Apartment flats shall not exceed three (3) stories or forty-five (45) feet.

(8) Sidewalks and walkways shall comply with § 108-6.21.1. of this Article.

(9) Buffers and landscaping, shade trees and tree preservation shall comply with § 108-6.30.1. of this Article.

F. Affordable Housing.

(1) Required percentage of affordable dwelling units built on-site. The developer shall designate and set aside twenty-two percent (22%) of the dwelling units to be built on-site to affordable to low- and moderate-income households and at least thirteen percent (13%) of the total affordable dwelling units shall be affordable to very low-income households.

(2) Required bedroom distribution for affordable dwelling units. Low- and moderate-income units may utilize a modified bedroom distribution. At a minimum, the number of bedrooms shall equal the minimum number for low- and moderate- income units within the inclusionary development.

(3) Low- and moderate-income split. At least fifty percent (50%) of all units designated for low- and moderate-income households shall be affordable to low-income households. Thirteen percent (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:

Minimum Percentage of Low and Moderate Units Completed	**Percentage of Market-Housing Units Completed**
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 with the market priced units on the tract.

(6) Affordable housing shall comply with the Monroe Township Affordable Housing Ordinance and current Uniform Housing Affordability Controls (UHAC).

(7) Establishing sales prices of units shall comply with the Monroe Township Affordable Housing Ordinance and the current UHAC.

(8) Affordability controls shall comply with the Monroe Township Affordable Housing Ordinance and the current 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 the current UHAC .

(10) Application procedures for inclusionary housing development shall comply with § 108-6.21.M of this Article.

G. Signage as permitted in Article X of this Chapter.

H. Parking as required to meet RSIS standards.

I. Landscaping and buffering as required by the following standards and in Article VIII of this Chapter:

(1) Buildings shall be set back a minimum of fifty (50) feet from the property lines of the tract. At least thirty (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.

(2) 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.

(3) Buffering shall consist of evergreen trees with an average height of six (6) feet to create a natural pattern that achieves a full screening effect. Ornamental deciduous trees and large- and medium-growing evergreen and deciduous shrubs shall be added to the buffer area to improve screening at various growth heights of plant material. Fencing and walls may be added to the buffering to enhance screening and aesthetics. Natural woodlands may be retained in the buffer area. Such natural woodlands shall be evaluated by the reviewing board to determine whether additional plantings are needed to achieve the stated buffering objectives.

J. Fences are permitted in accordance with Article VIII of this Chapter.

Section 3.

The following new section of the Code is hereby adopted:

§108-6.37 R-MAH Residential-Municipally Sponsored Affordable Housing District.

Lot 3.05 in Block 62, which was formerly zoned R20 Residential District, is changed to R-MAH Residential-Age-Municipally Sponsored Affordable Housing District.

A. The purpose of this section is to establish the standards and requirements for developments that include 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 requirements, in addition to other provisions not inconsistent with this article, shall apply to the R-MAH District. In case of conflict with the provisions of other ordinances, this section shall govern.

C. Permitted principal uses:

(1) Residential housing development consisting of affordable housing as defined by this article and N.J.A.C. 5:80-26.1, et seq., Uniform Housing Affordability Controls (UHAC) and the Monroe Township Affordable Housing Ordinance (Chapter 131 of the Township Code). The permitted maximum gross density for the affordable housing development shall be six (6) dwelling units per acre. All housing shall comply with the provisions set forth in this section. Permitted residential dwellings include:

(a) Affordable multifamily rental apartment dwelling units (affordable apartments) that comprise 100% of the total number of dwelling units constructed in the development, with thirteen percent (13%) of the affordable dwelling units to be affordable to very low-income households. The minimum number of affordable multifamily rental apartment dwelling units provided, consisting of one (1), two (2), and three (3)-bedroom units according to this section, shall be thirty (30).

(b) One (1) multi-purpose room having at least five hundred (500) square feet of floor area shall be provided within an apartment building.

(c) One (1) management office may be provided in an apartment building.

(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 housing to be used by the residents housing development, their guests or other authorized users.

D. Permitted accessory uses.

(1) Storage areas for residents in the basement of apartment buildings.

(2) Open space and recreational facilities for use by the residents on the premises.

(3) Fences and walls as regulated pursuant to this section and Section 108-8.2.

(4) Trash and recyclables enclosures, which shall not be permitted in the front yard

(5) Off-street parking as regulated pursuant to this section and Article IX Parking.

(6) Signage as regulated pursuant to this section and Article X Signs.

(7) Satellite antennas.

(8) Public utility installations.

E. Development, area, yard and building requirements.

(1) Minimum tract area shall be five (5) acres.

(2) Minimum tract frontage shall be two hundred and fifty (250) feet.

(3) Minimum tract width shall be three hundred (300) feet.

(4) Minimum tract depth shall be six hundred (600) feet.

(5) Yard and setback requirements for principal buildings.

Description	**Tract Boundary**
Minimum Front Yard	50 feet
Minimum Side Yard	30 feet
Minimum Rear Yard	30 feet

(6) Maximum building coverage of tract shall be fifty percent (50%).

(7) Maximum impervious coverage of tract shall be sixty-five percent (65%).

(8) Maximum building height.

(a) Apartment buildings shall not exceed three (3) stories or forty-five (45) feet.

(9) Maximum building length.

(a) Apartment building length shall not exceed two hundred and fifty (250) feet.

(10) Yard and setback requirements for apartment building trash and recyclables enclosures.

Description	Tract Boundary
Minimum Front Yard	50 feet
Minimum Side Yard	30 feet
Minimum Rear Yard	30 feet
Separation from Building	N/A

F. Affordable housing.

(1) Affordable housing shall comply with the Monroe Township Affordable Housing Ordinance and UHAC, including, but not limited to, the following requirements:

(a) Establishing rents of all affordable units;

(b) Affordability controls for all affordable units; and

(c) General provisions concerning uniform deed restrictions liens and enforcement through certificates of occupancy or re-occupancy of sold units.

(2) Required bedroom distribution for affordable rental dwelling units.

(a) 20% of the total affordable units shall have one (1) bedroom.

(b) 60% of the total affordable units shall have two (2) bedrooms.

(c) 20% of the total affordable units shall have three (3) bedrooms.

(3) Low- and moderate-income split. At least fifty percent (50%) of all units designated for low- and moderate-income households shall be affordable to low- income households. Thirteen percent (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.

G. Fences and walls shall comply with Section 108-8.2.

H. Parking.

(1) Parking for apartment dwelling units shall be regulated by the New Jersey Residential Site Improvement Standards (RSIS) N.J.A.C. 5:21-1.1 et seq. and Article IX; when provisions of Article IX conflict with the requirements of RSIS, the provisions of RSIS shall supersede the conflicting ones of Article IX.

(a) Minimum setback for parking areas to the Spotswood Gravel Hill Road right-of-way shall be fifty (50) feet.

(b) Minimum setback for parking areas to apartment buildings shall be ten (10) feet.

(c) Drive aisles of and driveways to parking areas shall be at least twenty-four (24) feet wide.

(d) Non-ADA parking spaces shall be nine (9) feet wide by eighteen (18) feet long. ADA parking spaces shall comply with current state and federal regulations.

I. Signage for the development of the tract shall be regulated by Article X

J. Design standards shall comply with Article XII

Section 4.

Section 108-6.18 is amended to read as follows:

§108-6.18 HD Highway Development District:

K. VC-2 Village Center Overlay

(3) Minimum Tract Size: 40~~75~~ acres.

(7) Permitted intensities of development

(d) Maximum impervious coverage for residential uses of 50~~40~~% shall be permitted.

(8) Bulk Standards

(b) Residential uses

[4] Maximum Building Height

Description	**Requirement**
Principal building, townhouse and multifamily	3~~2 1/2~~ stories
	45~~35~~ feet
100 percent affordable multifamily	3 stories of occupied space
	50 feet
Accessory building	1 story
	25 feet

Section 5.

Section 108-16.1 is amended to read as follows:

§108-16.1. Application Checklists

I. Requirements for All Applications

2. ~~10~~One (1) original and three (3) copies of the application form applicable to the type of approval requested, completely filled in. If any item is not applicable to the Applicant, it should be so indicated on the application form(s).

5. ~~Fourteen~~ Four (4~~14~~) copies of any required plot plan, site plan or subdivision plan completed in conformance with the requirements of all applicable ordinances of Monroe Township and to be a maximum sheet size of twenty-four by thirty-six (24x36) inches.

6. If available prior to the hearing, ~~14~~ four (4) copies of any other supporting documentation which shall be presented to the Board in its consideration of the application.

7. An electronic copy of the entire application, including plans, specifications, and all supplemental reports be submitted to the Township on a ~~CD-ROM or~~ thumb drive, labeled for each report.

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.

ADOPTED ON FIRST READING
DATED: February 9, 2026

CHRISTINE ROBBINS, RMC, Clerk
Township of Monroe

RUPA P. SIEGEL, Council President
Township of Monroe

RECORDED VOTE: INTRODUCTION – February 9, 2026						
COUNCIL	**MOTION**	**SECOND**	**AYE**	**NAY**	**ABSTAIN**	**ABSENT**
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Councilman VanDzura						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 February 9, 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 March 2, 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.

ADOPTED ON SECOND READING
DATED: March 2, 2026

CHRISTINE ROBBINS, RMC, Clerk
Township of Monroe

RUPA P. SIEGEL, Council President
Township of Monroe

RECORDED VOTE: SECOND READING & FINAL ADOPTION – March 2, 2026						
COUNCIL	**MOTION**	**SECOND**	**AYE**	**NAY**	**ABSTAIN**	**ABSENT**
Councilwoman Cohen	X		X			
Councilman Dipierro				X		
Councilman VanDzura		X	X			
Council V. President Markel			X			
Council President Siegel			X			

ORDINANCE NO.: O-2-2026-003

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108 OF THE MONROE TOWNSHIP CODE, REZONING OF PARCELS INCLUDED IN MONROE TOWNSHIP'S ROUND FOUR AFFORDABLE HOUSING PLAN

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

Dated signed: 3/3/2026

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 February 13, 2026.

Tanya Pannucci, Deputy RMC

Tanya Pannucci, Deputy Township Clerk

Friday, February 13, 2026

Notice Content

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-2-2026-003 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE AMENDING CHAPTER 108 OF THE MONROE TOWNSHIP CODE, REZONING OF PARCELS INCLUDED IN MONROE TOWNSHIP'S ROUND FOUR AFFORDABLE HOUSING PLAN", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on February 9, 2026 and will be further considered for final passage after a Public Hearing during the council meeting to be held on March 2, 2026 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 of the Monroe Township Code for the rezoning of parcels included in the Township's Round Four Affordable Housing Plan. 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 2/13/26 ($26.52)

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 complete text of the attached legal notice has been placed on the Township of Monroe's official internet website https://www.monroetwp.com/index.php/services/legal-notices, as well as hyperlinked on the Secretary of State's legal notice webpage https://nj.gov/state/statewide-legal-notices-list.shtml on March 3, 2026. The aforementioned is in accordance with P.L. 2025, c.72.

Tanya Pannucci, Deputy RMC

Tanya Pannucci, Deputy Township Clerk

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 February 9, 2026. Furthermore, this Ordinance was adopted after a Public Hearing was held at the March 2, 2026 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 March 3, 2026.

ORDINANCE NO.: O-2-2026-003

"ORDINANCE AMENDING CHAPTER 108 OF THE MONROE TOWNSHIP CODE REZONING OF PARCELS INCLUDED IN MONROE TOWNSHIP'S ROUND FOUR AFFORDABLE HOUSING PLAN"

CHRISTINE ROBBINS, R.M.C
Township Clerk