MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-2-2026-004

AN ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108, ARTICLE 6.18J(13), OF THE "H-D HIGHWAY DEVELOPMENT DISTRICT", AND ARTICLE 6.7K, OF THE "R-3A RESIDENTIAL-AGRICULTURAL DISTRICT"

WHEREAS, the Monroe Township (hereinafter referred to as the "Township") wants to amend the Chapter 108, Articles 6.18J and 6.7K in order to allow for the development of the lots and blocks included in the aforementioned Articles.

WHEREAS, the Township wants to amend Chapter 108, Articles 6.18J(13), The title sentence of 6.7K, and 6.7K(12) in order to refine the language in the article and correct clerical errors.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe, County of Middlesex, State of New Jersey, being the governing body thereof, that Chapter 108, Articles 6.18J and 6.7K are hereby amended to read as follows:

All new language is depicted in **bold and underline**

All language deletions are depicted in ~~strikethrough~~

Language that remains unchanged is not highlighted in anyway

SECTION 1

§ 108-6.18(J)(13). H-D Highway Development District. Is hereby amended to read as follows.

(13) Inclusionary housing development.

a.The following residential dwellings shall be provided:

1. Market rate condominium flats and townhouses.

2. Affordable age restricted rental flats, which may be developed as family affordable units and/or over commercial and office uses that are on the first floor on the condition that separate entrances to the affordable housing dwelling units are provided.

b. The following number of market rate and affordable housing dwelling units permitted in this zone shall be:

Description	Number of Dwelling Units	~~Percentage (%)~~
Market Rate Units	618	~~82.5~~
Family Affordable Units	236	~~17.5~~
Total	854	~~100.00~~

c.Market rate and affordable housing dwelling units shall be developed on at least 25 acres of contiguous developable land exclusive of freshwater wetlands, one- hundred-year floodplains, steep slopes and other environmental constraints within the tract of land.

d. The low and moderate income split for affordable housing shall comply UHAC. **In both the senior and family affordable housing, 13 percent of affordable units in each bedroom distribution shall be very low income units.**

e. The construction phasing of market-priced and low and moderate-income units being developed on-site shall comply with N.J.A.C. 5:93-5.6(d), except that 65 family affordable units shall be phased in with the market rate units on Block 3, Lot 31 & 32, also referred to as the Disbrow parcel.

f. An open space organization shall be established pursuant to § 108-6.13F.

g. Sidewalks and walkways shall be provided pursuant to § 108-6.13H.

h. Buffers shall be provided pursuant to § 108-6.13I.

i. Landscaping, shade trees and tree preservation shall comply with § 108-6.13J.

j. (Reserved) [Deleted 9-3-14 by Ord. No. O-9-2014-020]

k. The low and moderate income split for affordable housing shall comply with § 108-6.13K(3).

l. The location and design of affordable housing shall comply with § 108-6.13K(6).

m. Affordable housing shall comply with § 108-6.13K(7), the Monroe Township Affordable Housing Ordinance and current ~~New Jersey Council on Affordable Housing rules.~~ **Uniform Housing Affordability Controls.**

n. Application procedures for inclusionary housing development shall comply with § 108-6.13L.

SECTION 2

Article VI. Zoning District Regulations

~~§ 108-6.18L~~ **§108 6.7K** VC-3 Village Center.

The official zoning map, as established by §108-6.2 is hereby amended to designate the following lot and blocks as VC-3 Village Center: Block 36 Lots 13, 14, 15 & 16.01 and Block 53 Lot 21.05.

THE OMITTED SECTIONS OF THIS ARTICLE ARE NOT AMENDED.

(12) Affordable Housing

a. Affordable housing shall comply with UHAC. **13 percent of affordable units in each bedroom distribution shall be very low income units.**

SECTION 4

§ 108-6.32(H)(4). POCD-AR-AH Planned Office Commercial Development-Age Restricted Affordable Housing District. Is hereby amended to read as follows.

4. The construction phasing of market-priced and low- and moderate-income units being developed on-site shall comply with following table in accordance with N.J.A.C. 5:93-5.6(d), except that 62 of the 164 age-restricted affordable units shall be phased in with

the market rate units in the §108-6.18J (Block 6, Lots 12.05, 12.06, 13.02, 13.03, 15.01, 16.01, 17.02, 19.03, 19.04, 20.01, 21.05, 22.02, 23.01, 24.01, 25.01, 26.01, 27.01 28.01 and 29.02) **and 55 units shall be phased in with the affordable units in §108-6.7K**~~Block 6, Lots 12.05, 12.06, 13.02, 13.03, 15.01, 16.01, 17.02, 19.03, 19.04, 20.01, 21.05, 22.02, 23.01, 24.01, 25.01, 26.01, 27.01 28.01 and 29.02~~ **(Block 36 Lots 13, 14, 15 & 16.01 and Block 53 Lot 21.05)**:

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.

BE IT FURTHER ORDAINED, that this ordinance shall take effect in a time and manner prescribed by 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			

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MAYORAL APPROVAL

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.

STEPHEN DALINA, Mayor

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 M. Pannucci, Deputy

Tanya Pannucci, Deputy Township Clerk

Friday, February 13, 2026

Notice Content

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE ORDINANCE NO.: O-2-2026-004 NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "AN ORDINANCE AMENDING CHAPTER 108, ARTICLE 6.18J(13), OF THE 'H-D HIGHWAY DEVELOPMENT DISTRICT', AND ARTICLE 6.7K, OF THE 'R-3A RESIDENTIAL-AGRICULTURAL DISTRICT' ", 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, Article 6.18J(13) of the H-D Highway Development District and Article 6.7K of the R-3A Residential Agricultural District. 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.

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CHRISTINE ROBBINS, R.M.C
Township Clerk