MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2026-007

ORDINANCE OF THE MONROW TOWNSHIP COUNCIL AMENDING CHAPTER 108 OF THE MONROE TOWNSHIP CODE, AMENDING VC-2 OVERLAY FOR PARCEL 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.

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 acres.

(4) Permitted principal uses:

(m) Is hereby is amended to provide that **the requirement that residential dwellings be located at least 500 feet from Route 33 shall not apply to Block 4, Lot 14.01. All other provisions of subsection (m), including the requirement that at least twenty percent (20%) of residential dwellings be provided as affordable housing as defined by the State of New Jersey, shall remain applicable.**

(7) Permitted intensities of development

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

(8) Bulk Standards

(b) Residential uses

[4] Maximum Building Height

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

(9) Landscape buffer requirements:

(a) **Is hereby repealed as applied to Block 4, Lot 14.01.**

(c) **Is hereby repealed as applied to Block 4, Lot 14.01.**

(10) Traffic and circulation:

(b) **A primary access road in the form of a boulevard with a treed center median that interconnects Applegarth Road through the VC-2 Village Center Overlay Zone with Route 33 at a signalized intersection, if required by and subject to approval of the New Jersey Department of Transportation, at the main entrance of the existing Renaissance age-restricted development located on the southern side of Route 33.**

(c) No curb cuts for driveways shall be permitted along Route 33 and Applegarth Road. **This provision does not apply to Block 4, Lot 14.01.** All access from Route 33 and Applegarth Road shall be achieved by a primary access road with driveways and roads intersecting the primary access road within the internal areas of the development so as to create an internal road system.

(d) **Is hereby repealed as applied to Block 4, Lot 14.01.**

(13) Parking and loading:

(a) **Is hereby repealed as applied to Block 4, Lot 14.01.**

(16) Design standards:

(a) General Standards

[1] **Is hereby repealed as applied to Block 4, Lot 14.01.**

[2] **Is hereby repealed as applied to Block 4, Lot 14.01.**

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: April 6, 2026

CHRISTINE ROBBINS, RMC, Clerk
Township of Monroe

RUPA P. SIEGEL, Council President
Township of Monroe

RECORDED VOTE: INTRODUCTION – April 6, 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			

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 April 6, 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 May 4, 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: May 4, 2026

CHRISTINE ROBBINS, RMC, Clerk
Township of Monroe

RUPA P. SIEGEL, Council President
Township of Monroe

RECORDED VOTE: SECOND READING & FINAL ADOPTION – May 4, 2026						
COUNCIL	**MOTION**	**SECOND**	**AYE**	**NAY**	**ABSTAIN**	**ABSENT**
Councilwoman Cohen	X		X			
Councilman Dipierro		X	X			
Councilman VanDzura			X			
Council V. President Markel			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: May 5, 2026

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY RECOMMENDING AMENDMENT TO TOWNSHIP CHAPTER 108, LAND DEVELOPMENT ORDINANCE, SECTION 108-6.18, H-D HIGHWAY DEVELOPMENT DISTRICT, SUBSECTION 108-6.18(K), VC-2 VILLAGE CENTER OVERLAY.

WHEREAS, the Monroe Township Council has requested that the Planning Board of the Township of Monroe (hereinafter the "Board") review a proposed revision to the City's Land Development Ordinance, to amend Section 108-6.18, H-D Highway Development District, Subsection 108-6.18(K), VC-2 Village Center Overlay to: (A) revise permitted principal uses set forth in Section 108-6.18(K)(4) to eliminate the requirement that residential dwellings be located at least 500 feet from Route 33 for Block 4, Lot 14.01; (B) repeal certain landscape buffer requirements set forth in Section 108-6.18(K)(9)(a) and (c) as applied to Block 4, Lot 14.01; (C) qualify the requirement that a signalized intersection be supplied on Route 33 across from the existing Renaissance age-restricted development set forth in Section 108-6.18(K)(10)(a); making it required by and subject to approval from New Jersey Department of Transportation; (D) repeal the curb cut prohibition for driveways along Route 33 and Applegarth Road set forth in Section 108-6.18(K)(10)(c) as applied to Block 4, Lot 14.01; (E) repeal certain traffic and circulation requirements set forth in Section 108-6.18(K)(10)(d) as applied to Block 4, Lot 14.01; (F) repeal certain parking and loading requirements set forth in Section 108-6.18(K)(13)(a) as applied to Block 4, Lot 14.01; and (G) repeal certain design standards – general standards requirements set forth in Section 108-6.18(K)(16)(a)[1] and [3] as applied to Block 4, Lot 14.01 (hereinafter, collectively the "Amendment"); and

WHEREAS, at its meeting April 23, 2026, the Board heard a presentation regarding the Amendment from Christopher Dochney, P.P., A.I.C.P., the Board Professional Planner; and

WHEREAS, the Board has determined that it is in the best interest of the Township of Monroe to adopt the Amendment; and that the Amendment is consistent with the Master Plan of the Township of Monroe; and

WHEREAS, the Board, upon reviewing the Amendment and adopting same by Resolution, proposes to send this supplement to the governing body of the Township of Monroe for adoption;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Monroe that the Amendment to the Township of Monroe Land Development Ordinance, be made and forwarded to the governing body of the Township of Monroe, with the notation that same are consistent with the Master Plan of the Township of Monroe.

I hereby certify that the above Resolution is a true copy of the Resolution adopted by the Planning Board of the Township of Monroe on April 23, 2026.

LAURA ZALEWSKI
Board Secretary

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 April 7, 2026. The aforementioned is in accordance with P.L. 2025, c.72.

Tanya Pannucci, Deputy RMC

Tanya Pannucci, Deputy Township Clerk

April 7, 2026

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-4-2026-007

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108 OF THE MONROE TOWNSHIP CODE, AMENDING VC-2 OVERLAY FOR PARCEL INCLUDED IN MONROE TOWNSHIP'S ROUND FOUR AFFORDABLE HOUSING PLAN

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[2] **Is hereby repealed as applied to Block 4, Lot 14.01**.

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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: April 6, 2026

RECORDED VOTE: INTRODUCTION – April 6, 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**			

NOTICE

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Christine Robbins, Township Clerk

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

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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 May 5, 2026. The aforementioned is in accordance with P.L. 2025, c.72.

Tanya Pannucci, Deputy RMC

Tanya Pannucci, Deputy Township Clerk

Posted: May 5, 2026

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 April 6, 2026. Furthermore, this Ordinance was adopted after a Public Hearing was held at the May 4, 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 May 5, 2026.

MONROE TOWNSHIP, MIDDLESEX COUNTY
ORDINANCE NO.: O-4-2026-007
"ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AMENDING CHAPTER 108 OF THE MONROE TOWNSHIP CODE, AMENDING VC-2 OVERLAY FOR PARCEL INCLUDED IN MONROE TOWNSHIP'S ROUND FOUR AFFORDABLE HOUSING PLAN"

CHRISTINE ROBBINS, R.M.C
Township Clerk