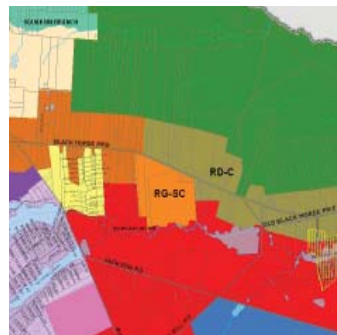
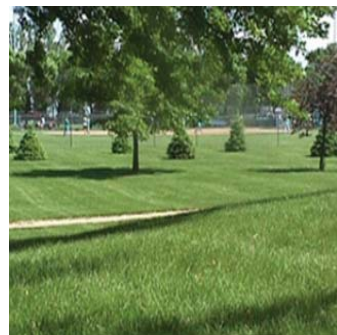
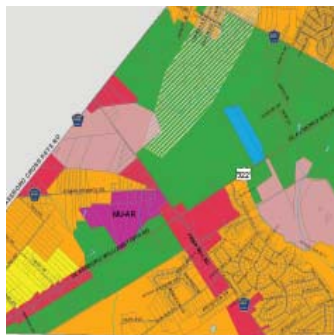


# 2008 Master Plan Reexamination Report #2



Township of Monroe  
Gloucester County, NJ



## ACKNOWLEDGEMENTS

### MAYOR

Michael F. Gabbianelli, Mayor

### TOWNSHIP COUNCIL

Dan Teefy, President  
Ron Garbowski, Vice President  
Marvin Dilks  
Bill A. Julio

Walter Bryson  
Frank Caligiuri  
William Sebastian

### PLANNING BOARD

Obie O'Brien, Chairman  
Michael F. Gabbianelli, Mayor  
Robert Hochswinder, Vice Chairman  
Tom Crane  
Timothy Brown  
Barry Straga

Frank Caligiuri, Councilman  
V. James Agnesino  
Rob Catania  
James Muth, Alternate  
Larry Cooper, Alternate

### SUPERINTENDENT OF PUBLIC WORKS

V. James Agnesino

### PLANNING BOARD SECRETARY

Carolyn F. Farrell

### PLANNING BOARD SOLICITOR

Leonard T. Schwartz, Esquire

### PLANNING BOARD ENGINEER

Raymond Jordan, P.E., P.P., C.M.E.

### PLANNING BOARD PLANNER

J. Timothy Kernan, P.E., P.P., C.M.E.

### SUPERINTENDENT OF PUBLIC SCHOOLS

Robert E. Terrill, Ed.D.

### TOWNSHIP SOLICITOR

Charles A. Fiore, Esquire

### TOWNSHIP ENGINEER

Chris R. Rehmann, P.E., L.S., P.P., C.M.E.

### ZONING OFFICER

Fred Weikel

### BUSINESS ADMINISTRATOR

Kevin Heydel



**MONROE TOWNSHIP**  
**Gloucester County, New Jersey**

**MASTER PLAN REEXAMINATION REPORT 2008 #2**

Adopted By:  
MONROE TOWNSHIP PLANNING BOARD  
\_\_\_\_\_, 200\_  
Resolution No. PB-\_\_-\_\_  
Adopted Pursuant to N.J.S.A. 40:55D-28,  
The New Jersey Municipal Land Use Law

---

Prepared By:  
J. Timothy Kernan, Inc.  
Kingsway Commons, Suite 100  
935 Kings Highway  
Thorofare, New Jersey 08086  
(856) 251-9500

---

J. Timothy Kernan, P.E., P.P., C.M.E.  
Monroe Township Planner  
N.J. Planner License No. 05400

---



## TABLE OF CONTENTS

1. Introduction .....	8
2. Overview of Statutory Requirements .....	9
• The Major Problems and Objectives related to land development in the Township at the time of the last Master Plan .....	10
• The extent to which such problems and objectives have been reduced or have been increased subsequent to the Master Plan adoption .....	16
- Housing Element and Fair Share Plan .....	16
- Cross Acceptance .....	16
- Age-Restricted Housing	
- Stormwater Management Plan	
- Pedestrian Circulation Plan	
• The extent to which there have been significant changes in the Principles, Goals and/or Objectives since the last Master Plan .....	20
- RG-MR to RD-A zone change .....	20
- RD-RR, RD-C, & RG-C, to RG-SC zone change .....	22
• Master Plan Element Amendments .....	24
- RG-MR to RD-A zone change .....	24
- RD-RR, RD-C, & RG-C, to RG-SC zone change .....	24
- GDP Ordinance .....	24
• The recommendations of the Planning Board concerning the incorporation of Redevelopment Plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992,c.79 (C.40A:12A-1 et al.) into the Land Use Plan Element of the Township Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the Redevelopment Plans within the Township .....	26

## APPENDICES

1. Maps .....	27
• Existing Zoning (2008 Master Plan #1)	
• Existing Zoning and Proposed Changes	
• Proposed Zoning	
• Sewer Service Area & Proposed Amendments	
2. RG-SC, Regional Growth Mixed Use Senior Care District Ordinance Draft .....	36
3. General Development Plan (GDP) Ordinance Draft .....	47
4. Draft Zoning Map Change Ordinance .....	51

---

# 1. INTRODUCTION

The Township of Monroe, as well as other municipalities within the State of New Jersey, is required to maintain an up-to-date Master Plan and associated development regulations. The Township has undertaken this comprehensive review of its planning in accordance with the New Jersey Municipal Land Use Law (NJSA 49:55D-89) which requires, at least every six (6) years, a general reexamination of the Township Master Plan and development regulations by the Planning Board. This Reexamination Report fulfills this local obligation. Furthermore, this report must be adopted by the Planning Board by resolution and a copy sent to the County Planning Board and the Municipal Clerk of each adjoining municipality.

It should be noted that the last Monroe Township Master Plan Reexamination was prepared and adopted by the Planning Board in February 2008 (PB-48-08). Previous to that Plan, a Reexamination Report was adopted in April 2007 (PB-38-07) and Amended in May 2007 (PB-67-07).

Since February 2008 the following changes have occurred:

- A. The expansion of the ACME Redevelopment plan.
- B. Ongoing discussions with the Pinelands Commission have yielded specific guidance concerning how previously-recommended zoning changes should be incorporated.

This Reexamination Report has been prepared as a result of these changes and a local desire to maintain a current and relevant Master Plan and associated development regulations. Specifically, this report recommends the following amendments to the Master Plan and associated development regulations:

- A. Land Use/Zoning Map Changes (See Maps in Appendix 1):
  - 1. ACME Redevelopment Area expansion to be officially recognized on the zoning map.
  - 2. Previously adopted zoning change to be officially added to the map: Rural Development Residential Receiving District (RD-RR), Rural Development Commercial District (RD-C) and Regional Growth Commercial District (RG-C) to Regional Growth Mixed-Use Senior Care District (RG-SC).
  - 3. Area of previously recommended zoning change to be adjusted: RG-MR to RD-A.
- B. Add the amended Wastewater Management Plan Map to the Master Plan.



## 2. OVERVIEW OF STATUTORY REQUIREMENTS

According to the New Jersey Municipal Land Use Law (MLUL) the reexamination must discuss and contain the following:

- A. The major problems and objectives related to land development in the Township at the time of the adoption of the last Master Plan or Reexamination Report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policy and objectives.
- D. The specific changes recommended for the Master Plan development regulations, if any, including underlying objectives, policies and standards, whether a new plan or regulation should be prepared.
- E. The recommendations of the Planning Board, concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, into the Land Use Element of the Master Plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The purpose of the reexamination requirement is to ensure that the local Master Plan and development regulations remain viable, current and capable of addressing the development pressures and concerns of the municipality.

### 3. THE MAJOR PROBLEMS AND OBJECTIVES RELATED TO LAND DEVELOPMENT IN THE TOWNSHIP AT THE TIME OF THE LAST MASTER PLAN REEXAMINATION

The primary planning principles, planning assumptions and goals and objectives have remained unchanged since the 2004 Monroe Township Master Plan and throughout the 2007 and 2008 Reexamination Reports. These were identified in the categories of residential community uses, economic development, conservation, open space and recreation, community facilities and circulation.

The planning principles and assumptions listed below form the basis for creating the goals and objectives that guide the development of land in Monroe Township.

#### A. Planning Principles

1. Planning must be comprehensive in nature and direct the coordinated, efficient and orderly development of Monroe Township based on an analysis of present and future needs, and the promotion of the public health, safety and general welfare.
2. Future development must not outstrip the ability of the Township to assimilate such growth. Land use planning should be cognizant of the capacities of community services and facilities, and the proper utilization and conservation of natural resources.
3. Priorities include strengthening and diversifying the economic composition of the Township, while forming well designed neighborhoods.
4. Planning and development proposals at the municipal level must be coordinated with the master plans of adjoining municipalities, Gloucester County, the Pinelands Commission and the State of New Jersey.
5. Land use decisions must take into account and be guided by the goals and objectives of the Monroe Township Master Plan.

#### B. Planning Assumptions

1. Monroe Township's population grew from 26,703 in 1990 to 28,967 in 2000, with most of this growth occurring during the second half of the decade. It is assumed that the Township will continue to face strong residential development pressure because of the availability of developable land and access to utilities.
2. Monroe Township will continue to be a desirable place to live and work because of its excellent location within the South Jersey region.
3. If left unchecked, agricultural uses will continue to decline in the Township as future suburban development continues to create increasing operational problems for farm activities, and increasing land value makes the sale of farmland an attractive economic prospect for many land owners.
4. A significant inventory of houses will be available in the moderate and middle income ranges, with the vast majority of these houses being single-family detached dwellings.
5. The expanding population base will continue to place stress on the municipality to provide adequate services to all its residents. The Township must, therefore, plan for significantly expanded capital and operating expenditures.
6. Commercial and industrial development activities in the Township will increase to serve the growing population, but overall the Township will remain primarily a residential community. Zoning regulations and ongoing efforts to preserve areas designated as Pinelands will minimize the impact of commercial and industrial development in these areas.
7. Ecologically sensitive lands will continue to be recognized and preserved.
8. The increasing population base will require an expanded recreation system to serve the needs of all citizens of the Township.

9. The elderly population will continue to expand as a percentage of the total Township population. Appropriate housing opportunities will be available to accommodate the Township's elderly population.
10. New development in the Township, regardless of its character, will be compatible with the existing development.

The following goals and objectives are statements made in the 2004 Master Plan to the preferred living and working patterns within the Township, recognizing the physical, legal and sociological limitations and opportunities that may exist. They describe the best growth strategies and development control mechanisms for the Township, allowing the community to anticipate ultimate population levels, to direct the location of population concentrations, to provide development guidelines for the preservation of open space and environmentally sensitive areas, and to assure direction for community facilities and services to achieve a coordinated and balanced community.

#### C. Overall Goals of the Master Plan

1. Preserve and enhance the character and living quality for all residents in all parts of the Township.
2. Provide for a variety of residential, commercial, industrial, agricultural, recreational and conservation uses.
3. Guide future development and community facilities to meet the needs of the residents of the Township, while ensuring that new development is compatible with existing development.
4. Recognize the importance of existing residential centers to the Township's landscape and image.
5. Preserve the Township's natural and cultural resources that contribute to both the positive image and overall strength of the Township.

6. Provide for a balanced economic base and a source of employment through utilization of nonresidential lands.
7. Provide for the efficient movement of goods and people through the Township.
8. To encourage continued efforts to coordinate regional services and conservation efforts.
9. Recognize that open space preservation must become the responsibility of the Township, and that the agricultural community will not be able to continue to ensure that open space will remain in the Township forever.
10. Establish and maintain the level of community facilities and public services required to satisfy the needs of present and future residents of Monroe Township, and allow for the well-planned expansion of these public facilities and services.
11. Eliminate the potential for conflicts among dissimilar land uses.
12. Prevent development in sensitive environmental areas.
13. Establish acceptable level of service and/or performance measures for transportation and community facilities and ensure the adequate and timely provision of those facilities in order to support existing and planned development.
14. Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
15. Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.

#### D. Residential/Community Use Objectives

1. To ensure decent and affordable housing for all present and future

residents of the Township, without regard of their economic status by providing for a full range of housing choices that are affordable to low, moderate, middle and upper income households.

2. To provide for streets, utilities, schools, parks, police and fire protection, and other municipal services sufficient to meet the needs of the residential areas of the Township.
3. To ensure sufficient space, privacy and convenience in all residential areas to meet accepted standards of community health, safety and welfare.
4. To coordinate future residential development throughout the Township to form well designed neighborhoods.
5. To ensure that adequate regulatory controls are established to promote appropriate home-based occupations and to protect residential uses and neighborhoods from potential negative impacts.
6. To encourage the development of age-restricted housing to meet the needs of the Township's older population.
7. To encourage the development of planned residential developments.
8. To encourage infill residential development.

#### E. Economic Development Objectives

1. To provide sufficient area in the Township for the development of planned nonresidential projects.
2. To encourage larger, more efficient commercial development along the primary transportation corridors.
3. To provide for a range of commercial activities in appropriate locations where the circulation, utility and community service systems are best suited to handle the resulting volumes.

4. To provide appropriate design controls for small scale commercial development to encourage good design.
5. To concentrate new industrial development in areas with good access to limited access highways and with adequate utility service.
6. To strengthen performance and design standards to ensure that industrial development provides adequate safeguards to protect the environment and to guard against incompatible adjacent uses.
7. To ensure that business developments are designed with adequate space for off-highway parking; have safe ingress and egress for vehicular movement; minimize hazards to the flow of traffic; and not impair the desirability of adjacent lands for other uses.
8. To ensure that professional office locations are conveniently accessible to local residents and provide for parking availability that does not conflict with the parking needs of other uses or be detrimental to vehicular safety movements.
9. To encourage the development of light industry, both as infill development and as new development in appropriate zones.
10. To ensure that industrial sites are located so that they are easily accessible to roadways having capacity sufficient to serve the employee traffic. They should not be located within residential areas, or where traffic must pass through residential streets to gain ingress or egress from the industry.
11. To ensure that industrial uses are developed to good modern standards with adequate sites allowing for future expansion of buildings, adequate off-street parking and loading facilities, and proper setbacks and use of landscaped buffer areas where adjacent to other uses.
12. To encourage planned industrial park settings.

13. To provide for the buffering of adjacent residential uses to protect residents from the effects of traffic, lighting, truck movement, noise, etc. associated with nonresidential development.
14. To promote the adequate provision of employment opportunities and the economic health of the Township.
15. To promote the development of new employment in areas that are convenient to existing housing and public transportation facilities.

#### F. Conservation Objectives

1. To conserve and manage natural resources within the Township.
2. To protect State, regional and local areas of critical environmental concern.
3. To protect life and property from the effects of natural hazards, such as flooding, winds, wildfires and unstable lands.
4. To permanently preserve environmentally sensitive land as open space, to the greatest extent practicable.
5. To provide access to open space, stream corridors and woodlands through a system of pedestrian walkways and greenways.
6. To manage surface drainage to minimize the danger of flooding and to preserve water quality.
7. To preserve the rural nature and agricultural base of the RD, AG and FD zoning districts.
8. To protect prime agricultural lands from encroachment by development.
9. To promote energy conservation.
10. To include a thorough review of environmental issues in all future applications for development.

11. To develop policies to preserve trees, especially specimen or landmark trees, while being sensitive to the rights of private property owners.
12. To facilitate the proper preservation and restoration of the aesthetic qualities of the Township.

#### G. Open Space and Recreation Objectives

1. To preserve appropriate undeveloped areas of the Township as open space.
2. To ensure that open space planning plays an important role in developing the character, location, magnitude and timing of growth and development in the Township.
3. To give priority to preserving large contiguous tracts of forests and lands containing unique areas of environmental sensitivity.
4. To identify and protect the habitats of threatened and endangered species of wildlife and vegetation and to control the character, location and magnitude of growth and development in and adjacent to such habitats to avoid direct and indirect impacts on threatened or endangered species.
5. To promote and encourage the protection of privately owned tracts of open space, wetlands or forest lands through easement purchase, deed restrictions and other appropriate planning techniques.
6. To locate open space as close as possible to the populations they serve, and encourage passive public recreational use of such lands, where appropriate.
7. To identify potential sites for creating new active recreational fields and an active recreational complex.
8. To establish additional neighborhood park sites to serve the recreational needs of the community.

9. To develop a unified contiguous open space and recreation system throughout the Township based on natural features and the location of suitable sites.
10. To provide for a range of recreational facilities and activities for all age groups and interests.
11. To provide for the maintenance and rehabilitation of existing parks and open space while linking all community facilities in an effort to maximize their use and enjoyment.
12. To encourage the development of recreation facilities that meet the active and passive needs of all residents of Monroe Township
13. To keep current with active recreational trends and needs of Monroe Township residents and to meet those needs by providing ample amounts of active recreational opportunities.

#### H. Community Facilities Objectives

1. To continue to provide facilities and services needed without overburdening the taxpayers of Monroe Township.
2. To protect the substantial investments in public facilities that already exist and plan for new facilities to serve residents in a timely, orderly and efficient manner.
3. To ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
4. To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for future development.
5. To support the extension of utility service to the Regional Growth zoning districts and all non-Pinelands areas of the Township.

6. To ensure that all development provides for the needs and impacts generated by such development. When determined necessary by the Township, using fair and reasonable standards and techniques approved and authorized by the State of New Jersey, developers should be required to make related on-site, off-site and off-tract improvements and/or pay their pro-rata share of the cost of providing such related and necessary facilities, improvements and services.
7. To provide for municipal to address the special needs of the elderly and disabled.
8. To carefully consider the costs and benefits of any utility extensions to ensure that such extensions promote the logical and orderly extension of development adjacent to existing development.
9. To encourage existing development to tie into new utilities extensions.
10. To encourage the maximum recycling effort from all Township residents as well as from all businesses in the Township.
11. To elevate the location of fire protection facilities within the areas where new land developments will occur.
12. To encourage the preservation of historical and cultural sites.

#### I. Circulation Objectives

1. To establish safe and convenient transportation routes to serve existing and future land uses.
2. To provide for the orderly and efficient movement of people and goods throughout the Township.
3. To protect existing transportation routes from development that exceeds the capacity of the road system.
4. To utilize the existing major transportation routes as much as possible and to avoid the expansion of new major arterial roads.

5. To carefully design new roads to enhance and facilitate the movement of traffic.
6. To encourage the development and use of public transit.
7. To support development patterns that encourage multimodal transportation options.
8. To provide for a road network that separates through traffic from local traffic and directs through traffic to the regional roadway network.
9. To avoid hazardous traffic patterns and high congestion by limiting roadway connections and driveways onto State and County roadways.
10. To continue to provide for the development of a walkway and bikeway system that will provide connections throughout the Township by utilizing separated pedestrian walkways and bike paths along roadways and along stream corridors, greenways and open space areas where possible.
11. To encourage that commercial areas along major highways are designed to provide for common entrances to reduce the number of highway access points.
12. To ensure that adequate off-tract street improvements are made to accommodate the increased vehicular movements cause by the development of vacant land.

The planning principles, planning assumptions and goals and objectives contained in the 2004 Master Plan remain valid for the purposes of this review, including all of the Master Plan and ordinance amendments since its last modification and adoption.



#### 4. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE BEEN INCREASED SUBSEQUENT TO THE MASTER PLAN ADOPTION.

The goals, objectives and recommendations of the 2004 Master Plan, and subsequent Reexamination Reports, have been reviewed to determine the extent to which they have been achieved, reduced or increased in importance, or whether new goals, objectives or recommendations are needed in light of changing conditions.

Since the adoption of the 2004 Master Plan the Township has been affected by the fair share housing allocation of the Council on Affordable Housing (COAH), the drafting of a State Development and Redevelopment Plan for cross-acceptance by Gloucester County, the construction of new age-restricted housing units and continued development pressures throughout the Township.

The changes in the problems facing the Township and changes in Township goals and objectives since the 2004 Master Plan are summarized below.

##### A. Housing Element and Fair Share Plan

The Township filed a Housing Element and Fair Share Plan with the State in 2005. This submission was in response to the New Jersey Council on Affordable Housing's (COAH) Third Round rules. A second submission was filed in response to COAH's comments on Monroe Township's original Third Round submission. After the COAH objector period expired, but during the COAH review period, the lawsuit filed by the New Jersey Builder's Association was decided.

The Appellate Division of the Superior Court issued its decision regarding the validity of COAH's Procedural and Substantive Rules for Substantive Certification of a Municipality's Housing Element and Fair Share Plan on January 25<sup>th</sup>, 2007. This decision resulted in a stay of all petitions for Substantive Certification that were on file with COAH at the time of the decision. Since the decision, COAH has adopted new rules on May 6, 2008, and proposed another iteration of rules revisions which were published on June 16, 2008. As of this writing, the June 16th rules have yet to take effect, however the

deadline for re-petitioning for substantive certification is December 31, 2008.

##### B. Cross-Acceptance

In April 2005 the Gloucester County Planning Division prepared a Gloucester County "Cross Acceptance Report" that dealt with the 2004 Preliminary State Development and Redevelopment Plan. This state planning document represented the third round of cross acceptance since the State Plan was first adopted. The report presented a summary of activities, negotiation issues and recommendations and a county cross acceptance summary. The bulk of the report dealt with municipal cross acceptance summaries of which pages 59 through 62 were about Monroe Township.

The Monroe Township "Cross Acceptance" Summary presented a brief profile of the Township as to total population, total employment, income levels, household size, the total number of occupied and vacant housing units, building permits authorized between 2000-2003, densities and developed land areas.

The report identified the goals of the Township's 2001 Master Plan Reexamination Report and noted that: "Generally the goals, objectives and policies of the State Plan are consistent with the Township's Master Plan, Zoning Ordinance, and other planning reports."

The Township reviewed the Preliminary State Plan map and offered the following written comments on September 7, 2004.

- Numerous inaccuracies exist throughout the NJ Preliminary State Plan Cross-Acceptance III map for the Township of Monroe. A written overview for the proposed changes would be helpful in understanding boundaries outlined on the map.
- Green Acres-owned land is not clearly indicated on the map. Boundaries need to be clarified to coincide with the information we have received from NJDEP. Newer Green Acres acquisitions, such as the parcel on Corkery Lane, should be indicated on the map.



- Land owned by Gloucester County Fish & Game in the area of Dutch Mill Road is not indicated as a preserved area.
- More clarification needs to be provided with regard to the streams shown on the map. They all appear to be designated Category One.
- In the vicinity of Route 322, Fries Mill Road, Pitman-Downer Road and Glassboro-Cross Keys Road there is a large area proposed to be changed to Sewered, Environmentally Sensitive Planning Area 5 (PA5).
- The Great Egg Harbor River's designation as a Wild and Scenic River should be acknowledged.

The major planning issues facing the Township include the residential development pressure in both the non-Pinelands areas and the Pineland's Regional Growth areas and the desire for significant commercial development.

The Township has encouraged the redevelopment of the REMCOR property, located between the Black Horse Pike and Main Street, north of Harrel Avenue, which is a brownfields site. A redevelopment plan has been adopted by Township Council. The REMCOR Redevelopment Plan has been amended once to include a provision for affordable housing.

The Township has identified the areas known as Williamstown and Cecil as potential centers, cores or nodes.

Monroe's infrastructure needs to include the continual expansion and improvement of roads, sewer, water, schools, etc.

In 2007, the Township once again participated in the cross-acceptance process. Comments from the Township to the County Planning Board noted that state-proposed PA5 (rural/environmentally sensitive) areas did not reflect the reality of a proposed Town Center development and the ongoing construction of the age-restricted development known as "Holiday City." In addition, the Township noted that the proposed PA5 area should be revised to reflect the following local land use realities:

- All zones proposed to move to PA5 are sewered areas that the Township was counting on for increased development opportunities.
- It is apparent from comparing the "CA3 Delta map" to the Township zoning map that a number of the proposed PA5 areas are zoned RA, Age-Restricted Residential in order to satisfy its Master Plan goal of providing housing for all age and income levels. Restricting development in these areas would virtually eliminate any chance of building significant amounts of age-restricted housing in Monroe Township.
- An area west of Pitman-Downer Road is an approved development known as Smithfield Estates but it is proposed as a PA5 area.
- A large area south of Route 322 between Fries Mill and Tuckahoe Roads is under consideration as a possible Town Center. Even though this area is sewered, much of it is proposed as a PA5 area.
- There is a redevelopment site on Sicklerville Road called the Mink Lane Redevelopment Area. The large parcel shown below the Redevelopment Area on the zoning map will likely be the active recreation space for any residential development that takes place there. That parcel is proposed as a PA5 area.

The examples cited above represent preliminary Township findings that support the conclusion that the proposed PA5 area needs to be modified and reduced in size to reflect the development reality and master planning efforts at the local level.

### C. Age-Restricted Housing

In accordance with the 2004 Master Plan, a number of zoning districts have been created to accommodate the demand for housing suitable for persons over the age of 55. There are three instances of non-pineland age-restricted zoning known as RA, Residential Age-Restricted Zoning District and two instances of pinelands age-restricted zoning known as RG-RA, Regional Growth Residential Age-Restricted Zoning District. These zones are meant to promote the construction of developments restricted to occupants over the age of 55. Since their inception, a number of development applications for a significant number of new age-restricted units have been approved and/or constructed as follows:

- Holiday City with 686 units
- Summerfields West with 145 units
- Stirling Glen I with 196 units
- Stirling Glen II with 117 units
- Kuhn Tract with 206 units.
- Country Village at Whitehall Road with a maximum of 318 units

In addition to the changes outlined above the Township has proposed changes to address the need for age – restricted affordable housing. The Township’s Housing Element and Fair Share Plan has set aside 50% of its total affordable units for age – restricted housing. However, COAH rules have since changed to limit the maximum age-restricted share of affordable units to 25% of the total. The forthcoming, revised Housing Element and Fair Share Plan will have to carefully balance this limitation with the need to provide affordable age-restricted housing in the Township. Such units are to be distributed throughout the municipality in an effort to allow seniors from all income ranges to continue to reside in their municipality.

This report addresses additional opportunities for age-restricted housing by recommending the official recognition of the previously-recommended new zoning district that also addresses affordable housing and commercial land use opportunities, the RG-SC, Regional Growth Senior Care District.

### D. Stormwater Management Plan

When Monroe Township received its NJPDES stormwater permit on April 1, 2004, the Township was required to comply with N.J.A.C. 7:8-4.2 which requires the adoption of a Municipal Stormwater Management Plan (MSWMP). Monroe Township fulfilled this requirement by adopting, as an element of the Township’s Master Plan, the MSWMP provided by the Gloucester County Improvement Authority’s taskforce (Resolution No. PB-33-06, adopted on April 20, 2006). The MSWMP lays out new standards meant to minimize and mitigate the non-point source pollution often associated with development and protect Monroe Township’s water supply and quality. The Township has implemented these new rules by adopting a new Stormwater Control Ordinance No. O:53-2006, approved on December 4, 2006.

### E. Pedestrian Circulation Plan

On August 11, 2005 the Township Planning Board adopted a Pedestrian Circulation Plan Element of the Master Plan. The plan recommends the following:

- Additional sidewalk construction, wherever there are gaps between existing sidewalks to provide immediate linkages between existing neighborhoods and points of interest.
- Existing sidewalks are to be made ADA compliant by providing a depressed curb and ramp from the street.
- All sidewalks given a failed rating in this plan element are to be repaired or infilled.

- Pedestrian amenities such as benches, information kiosks, and large movable planters are to be installed along Main Street in downtown Williamstown.
- The existing sidewalks throughout Williamstown are to be widened to four (4) feet where design constraints do not prohibit implementation and a high volume of pedestrian activity occurs.
- The existing bicycle path is to be widened to a minimum of twelve (12) feet where existing constraints do not restrict the proposed design standards illustrated in the plan element.
- Extend the existing bicycle path (newly created multi-use path) located in Williamstown.
- There should be a multi-use path introduced which would run east to west along N.J. State Route 42, where it would intersect the proposed bicycle path extension and continue down U.S. Highway Route 322 to the intersection of Whitehall Road.
- Add traffic calming/safe crossing zones for a multi-purpose path in Williamstown.
- All projects adjacent to Rails-to-Trails Bike Path must connect projects to the circulation system.
- Provide multi-purpose path connection along Clayton Avenue from the proposed boulevard to Main Street.
- Provide bike lanes in streets.

## 5. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE PRINCIPLES, GOALS AND/OR OBJECTIVES SINCE THE LAST MASTER PLAN.

The planning principles, planning assumptions and goals and objectives of the Master Plan have remained relatively constant since the 2004 Master Plan. There are not principles, goals, or objectives that require revision at this time.

Development regulations need to be revised to explicitly recognize the following land use and zoning changes:

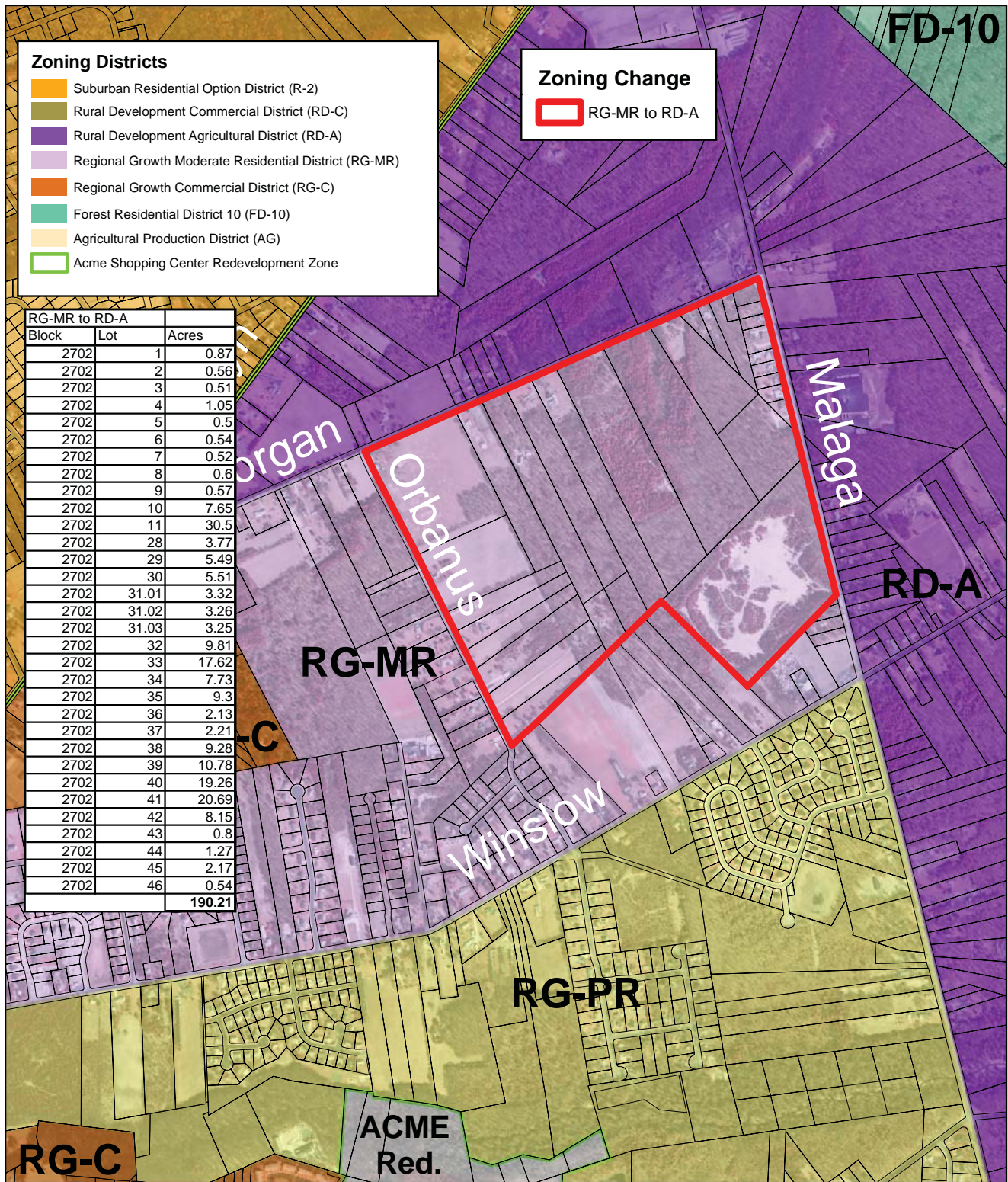
- A. Regional Growth Moderate Residential (RG-MR) to Rural Development Agricultural (RD-A). It should be noted that this zoning change was recommended by the February 2008 Master Plan Reexamination, however, the borders of this zoning change recommendation have shifted at the advice of the Pinelands Commission.

In the northern portion of the Township, generally bounded by Morgan Road, Orbanus Lane, and Malaga Road, are some large lot residential, vacant, open space, forest and agricultural parcels owned by a variety of individuals. These parcels total approximately 190 acres. According to the tax map and aerials, these parcels contain farmland and vacant land. Further details of these parcels are shown in the following table.

The rezoning from RG-MR to RD-A recognizes a largely rural open space and farmland area. The area is bordered to the north and east by the existing RD-A District. Orbanus Lane serves as a reasonable western boundary between the remaining RG-MR zone and the newly expanded RD-A zone. Along the new zone's southern boundary exists a 30 lot residential subdivision known as "Marrissa Estates" and existing commercial use at the intersection of Winslow and Malaga – the B&N Auto and Truck Repair Business.

It is recommended that all of the properties identified in the following table be rezoned from RG-MR to RD-A to energize agricultural use on large tracts of land in this area and to further preserve its rural character. Primary permitted uses in the RD-A zoning district include individual single family residential and agricultural uses on minimum 8 acre lots. See the following Map (Morgan Road Area Zoning Change) for the exact location of the zoning map change.





Morgan Road Area Zoning Change

Date: Aug 2008

Drawn By: AR

Source: This map was developed using NJ DEP GIS data, but this secondary product has not been verified by NJDEP and is not state authorized Monroe Township Tax Data 2005 TIGER Line Data

## MORGAN ROAD AREA ZONING CHANGE

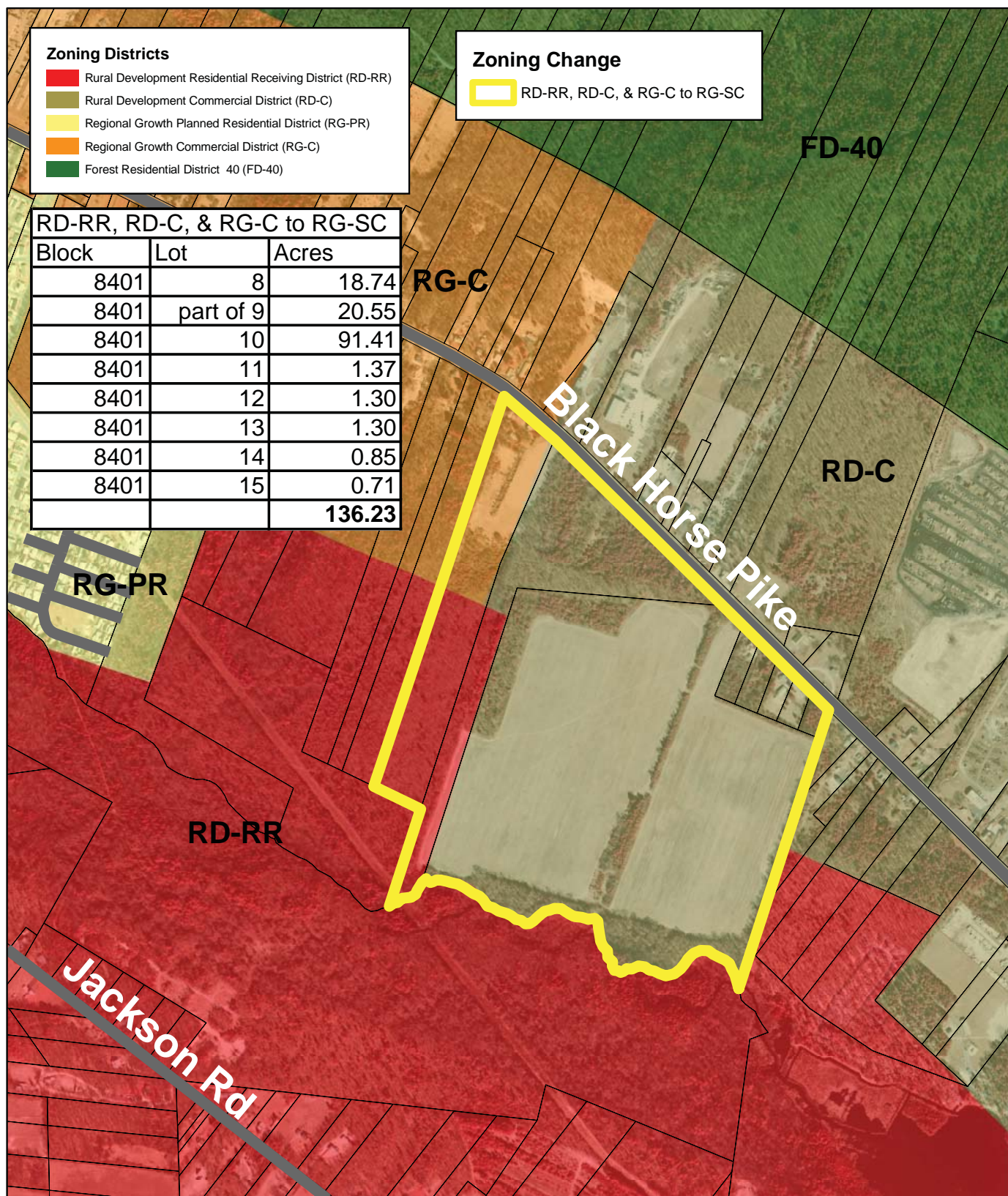
0 750 1,500 3,000 Feet

- B. Rural Development Residential Receiving District (RD-RR), Rural Development Commercial District (RD-C), and Regional Growth Commercial District (RG-C), to Regional Growth Mixed-Use Senior Care District (RG-SC). This zoning change recommendation was made in the 2007 Master Plan Reexamination Report, however, due to ongoing discussions with the Pinelands Commission, it was later removed from the zoning map. The recommendation is reiterated here, to emphasize that it is now appropriate to return this zone to the official zoning map.

Approximately 135 acres located on the south side of the Black Horse Pike (U.S. Route 322) on the border between the Regional Growth Commercial zoning district and the Rural Development Commercial zoning district offer the opportunity to create a well-planned neighborhood that can help meet the demands of a growing senior population while at the same time providing the impetus to extend public sewer facilities farther down the Black Horse Pike. This area, which includes Block 8401 Lot 8, part of Lot 9, and Lots 10 through 15 currently lies partially in three different zoning districts:

Rural Development Commercial, Rural Development Residential Receiving, and Regional Growth Commercial. It is now recommended that this area be rezoned to form a new zone: Regional Growth Mixed-Use Senior Care (RG-SC) which would permit the construction of a higher density mixed use age-restricted development. This development would have independent living facilities for active adults as well as facilities equipped to house seniors who require varying levels of support. It is envisioned that roughly 200,000 square feet of commercial development could be integrated into the this neighborhood of approximately 240 active adult homes and 5 acres of assisted living facilities. Approximately 35% of this development should be used as open space, providing both active and passive recreation facilities and at least 25% of the dwellings shall be affordable units under the guidelines set by COAH.





Black Horse Pike Zone Change

Date: Aug 2008

Drawn By: AR

Source: This map was developed using NJ DEP GIS data, but this secondary product has not been verified by NJDEP and is not state authorized Monroe Township Tax Data 2005 TIGER Line Data

## BLACK HORSE PIKE ZONE CHANGE

0 250 500 1,000 1,500 2,000 Feet



## 6. SPECIFIC CHANGES RECOMMENDED TO MASTER PLAN OR DEVELOPMENT REGULATIONS

The Master Plan and development regulations require the following changes:

- Those zoning map changes indicated in Section 5 above.
- Updates to the RG-SC, Regional Growth Mixed Use Senior Care zoning district ordinance to correct certain errors in the introductory section, and to update affordable housing requirements to comply with the latest COAH rules.
- An ordinance establishing the procedures for the submission, approval, and execution of General Development Plans (GDP) in accordance with the Municipal Land Use Law.

The zoning changes indicated in Section 5 are discussed in more detail below. The full text of the revised RG-SC zoning district ordinance can be found in Appendix 2. The GDP ordinance draft can be found in Appendix 3.

- A. The “RG-MR to RD-A” zoning map change, mentioned above, requires no Master Plan or development regulation changes, other than the zoning map change itself, as it supports the following, existing goals and objectives of the Master Plan:

### Goals:

- Provide for a variety of residential, commercial, industrial, agricultural, recreational and conservation uses.
- Guide future development and community facilities to meet the needs of the residents of the Township, while ensuring that new development is compatible with existing development without degrading the Township’s cultural and natural resources.
- Preserve the Township’s natural and cultural resources that contribute to both the positive image and overall strength of the Township.
- Recognize that open space preservation must become the responsibility of the Township, and that the agricultural community alone will not be able to ensure that open space will remain in the Township forever.
- Prevent development in sensitive environmental areas.

### Objectives:

- To conserve and manage natural resources within the Township.
- To permanently preserve environmentally sensitive land as open space, to the greatest extent practicable.
- To preserve the rural nature and agricultural base of the RG, AG and FD zoning districts by maintaining appropriate development density levels in such zones and ensuring compliance with the Pinelands Comprehensive Management Plan at N.J.A.C. 7:50 in Pinelands areas.
- To protect prime agricultural lands from encroachment by development through a combined system of limiting density, ensuring sections of agricultural land are preserved through deed – restriction and other preservation tools made available through the Municipal Land Use Law.
- To develop policies to preserve trees, especially specimen or landmark trees, while being sensitive to the sights of private property owners.
- To give priority to preserving large contiguous tracts of forests and lands containing unique areas of environmental sensitivity.

- B. The “RG-SC” zoning map change mentioned above requires no further Master Plan changes, other than the zoning map change itself, as appropriate changes to page 26 of the 2004 Master Plan have already been made as specified in the 2007 Master Plan Reexamination Report. These changes are reiterated below for clarity:



Amend page 26 of the Master Plan to add the following as "i":

"RG-SC, Regional Growth Mixed-Use Senior Care District Increasing numbers of elderly Township residents and others from within the region, require additional opportunities to live within the Township as part of a comprehensive development that includes facilities for assisted living, continuing care, congregate care, long-term care and nursing homes, independent medical and specialty care offices and treatment facilities, community commercial development and an affordable housing set aside.

It is recommended that a new zoning district be created to promote a mixed-use senior development on appropriately located tracts of land. This zone should be proximate to shopping areas and be of sufficient size to permit the unified development of tracts of land with primary vehicular access to the principal or collector roads of the Township. As illustrated in FIGURE 13, the proposed Regional Growth Mixed-Use Senior Care District (RG-SC) includes properties in Block 8401, Lot(s) 8, part of 9, 10, 11, 12, 13, 14, and 15 currently located in the RD-RR, RD-C, and RG-C zones." [Black Horse Pike Zone Change Map to be inserted as FIGURE 13]

Additionally, the RG-SC zoning change mentioned above requires no Master plan or development regulation changes, as it supports the following, existing goals and objectives of the Master Plan:

#### Goals:

- Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- Guide future development and community facilities to meet the needs of the residents of the Township, while ensuring that new development is compatible with existing development without degrading the Township's cultural and natural resources.
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for a variety of residential, commercial, industrial, agricultural, institutional, recreational and conservation uses.
- Provide for a balanced economic base and a source of employment through utilization of nonresidential lands.

#### Objectives:

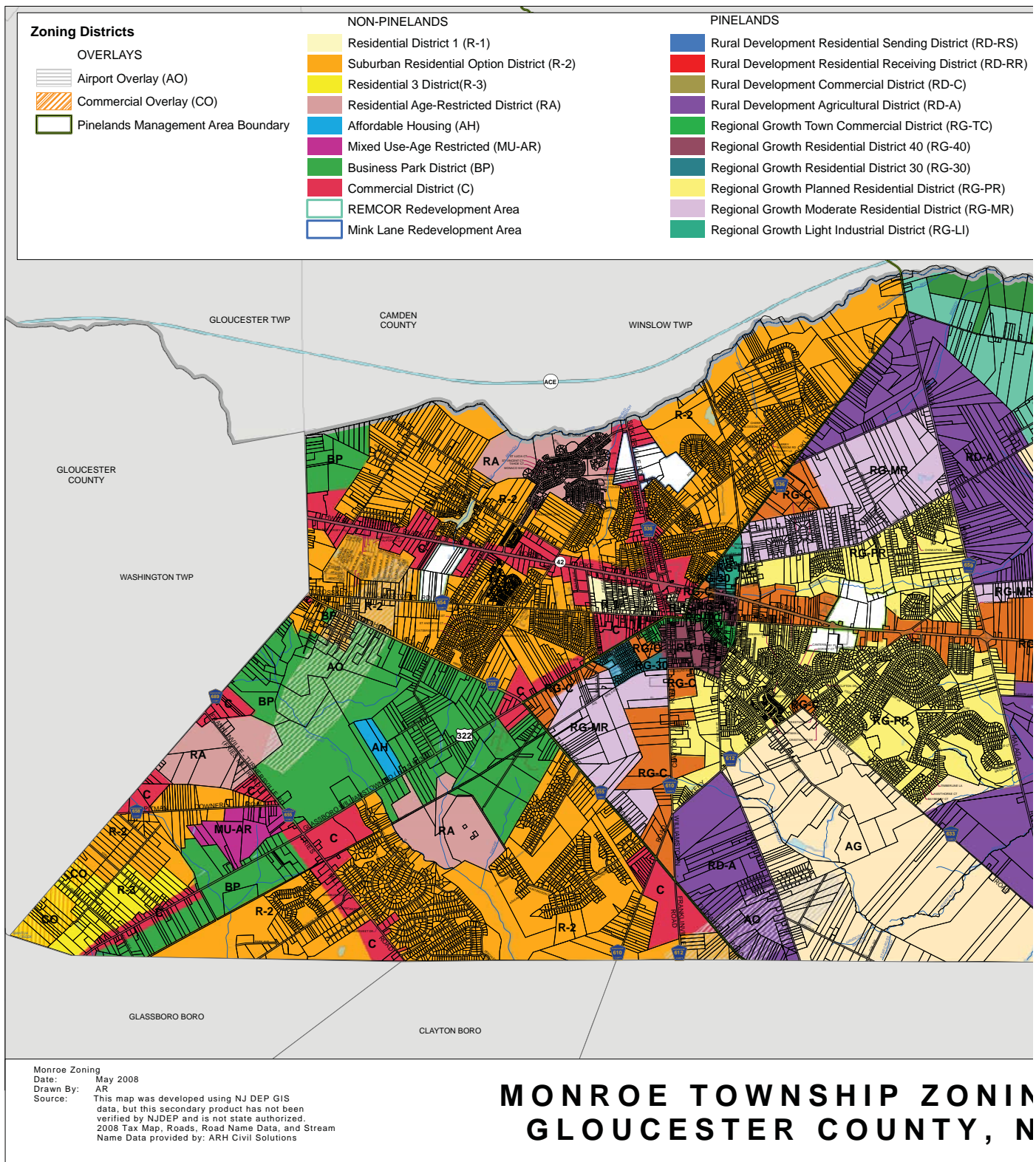
- To ensure decent and affordable housing for all present and future residents of the Township, without regard of their economic status by providing for a full range of housing choices that are affordable to low, moderate, middle and upper income households.
- To coordinate future residential and commercial development throughout the Township to form well designed neighborhoods.
- To encourage the development of age-restricted housing to meet the needs of the Township's older population.
- To provide for a range of commercial activities in appropriate locations where the circulation, utility and community service systems are best suited to handle the resulting volumes.

**7. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," P.L. 1992, C.79 (C.40A:12A-1 ET AL.) INTO THE LAND USE PLAN ELEMENT OF THE TOWNSHIP MASTER PLAN AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS WITHIN THE TOWNSHIP.**

The ACME Redevelopment Area has been expanded with the recent adoption of the ACME Redevelopment Plan Amendment (O:17-2008). The official zoning map should be amended to reflect this expansion. The revised ACME Redevelopment Area encompasses the following lots:

- Block 11301, Lots 1-6, inclusive;
- Block 11301.02, Lots 20-23, inclusive;
- Block 11201, Lot 1;
- Block 3601, Lots 11-18, inclusive, and Lots 43- 46, inclusive

# APPENDIX 1










## Zoning Districts

### OVERLAYS

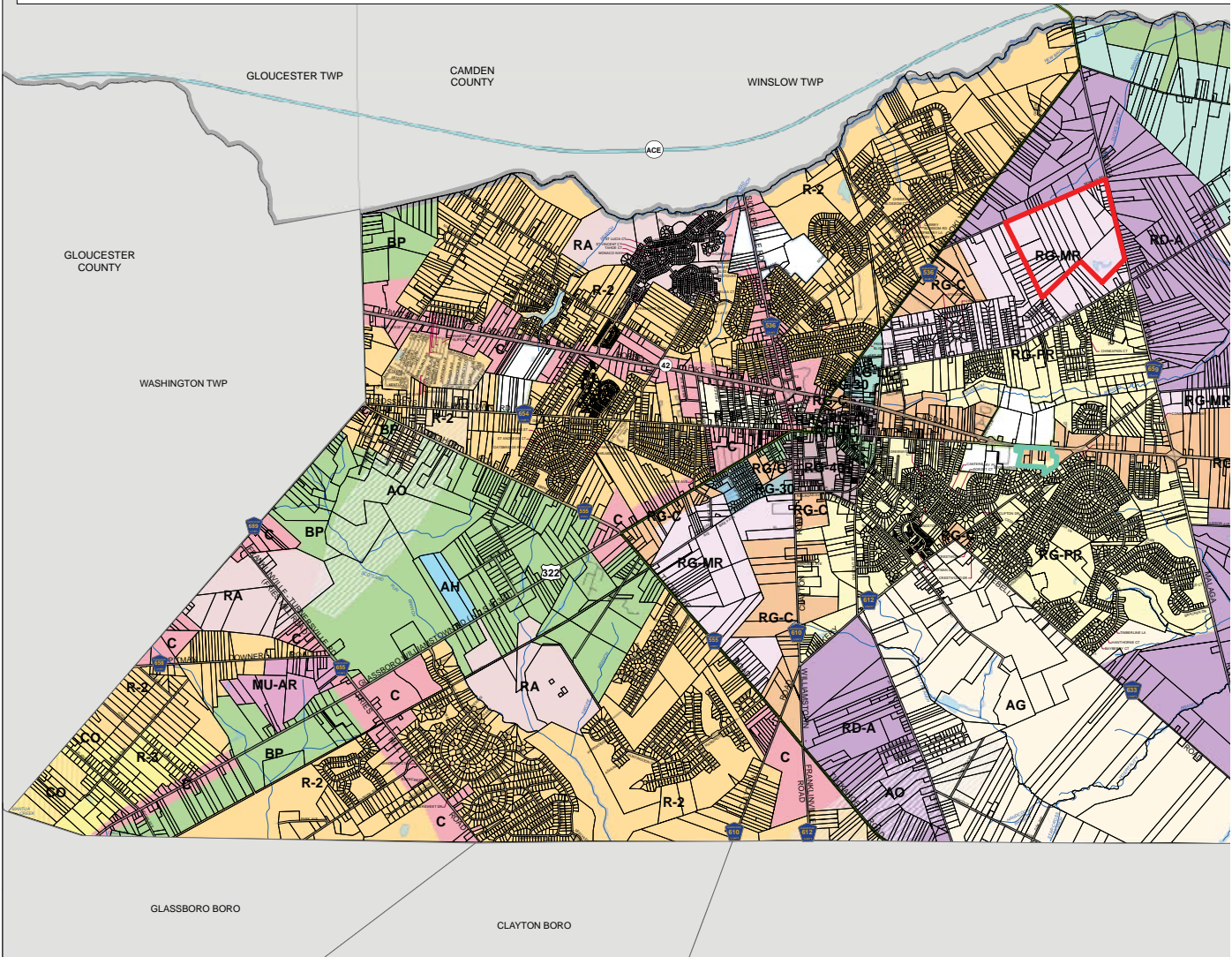
-  Airport Overlay (AO)
-  Commercial Overlay (CO)
-  Pinelands Management Area Boundary

### NON-PINELANDS

-  Residential District 1 (R-1)
-  Suburban Residential Option District (R-2)
-  Residential 3 District(R-3)
-  Residential Age-Restricted District (RA)
-  Affordable Housing (AH)
-  Mixed Use-Age Restricted (MU-AR)
-  Business Park District (BP)
-  Commercial District (C)
-  REMCOR Redevelopment Area
-  Mink Lane Redevelopment Area

### PINELANDS

-  Rural Development Residential Sending District (RD-RS)
-  Rural Development Residential Receiving District (RD-RR)
-  Rural Development Commercial District (RD-C)
-  Rural Development Agricultural District (RD-A)
-  Regional Growth Town Commercial District (RG-TC)
-  Regional Growth Residential District 40 (RG-40)
-  Regional Growth Residential District 30 (RG-30)
-  Regional Growth Planned Residential District (RG-PR)
-  Regional Growth Moderate Residential District (RG-MR)
-  Regional Growth Light Industrial District (RG-LI)



Monroe Zoning Changes  
 Date: Sept 2008  
 Drawn By: AR  
 Source: This map was developed using NJ DEP GIS data, but this secondary product has not been verified by NJDEP and is not state authorized.  
 2008 Tax Map, Roads, Road Name Data, and Stream Name Data provided by: ARH Civil Solutions

# MONROE TOWNSHIP ZONING CHANGES

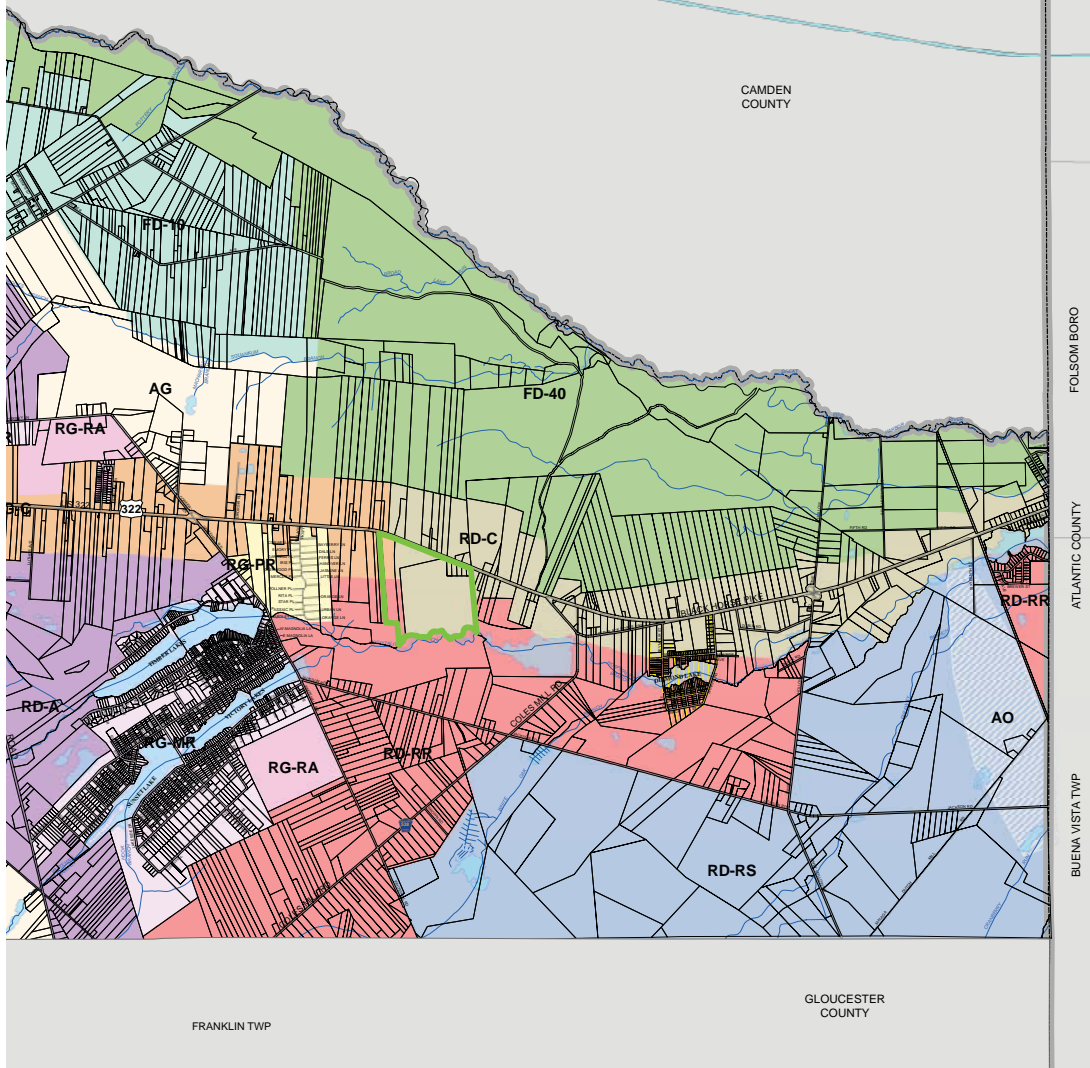
- Regional Growth Commercial District (RG-C)
- Regional Growth Residential Age Restricted District (RG-RA)
- Forest Residential District 10 (FD-10)
- Forest Residential District 40 (FD-40)
- Agricultural Production District (AG)
- ACME Redevelopment Area

Adopted February 22, 2005 (O-02-2005)  
 Amended December 4, 2006 (O-49-2006)  
 Amended April 24, 2007 (O-27-2007)  
 Amended May 13, 2008 (O-15-2008)

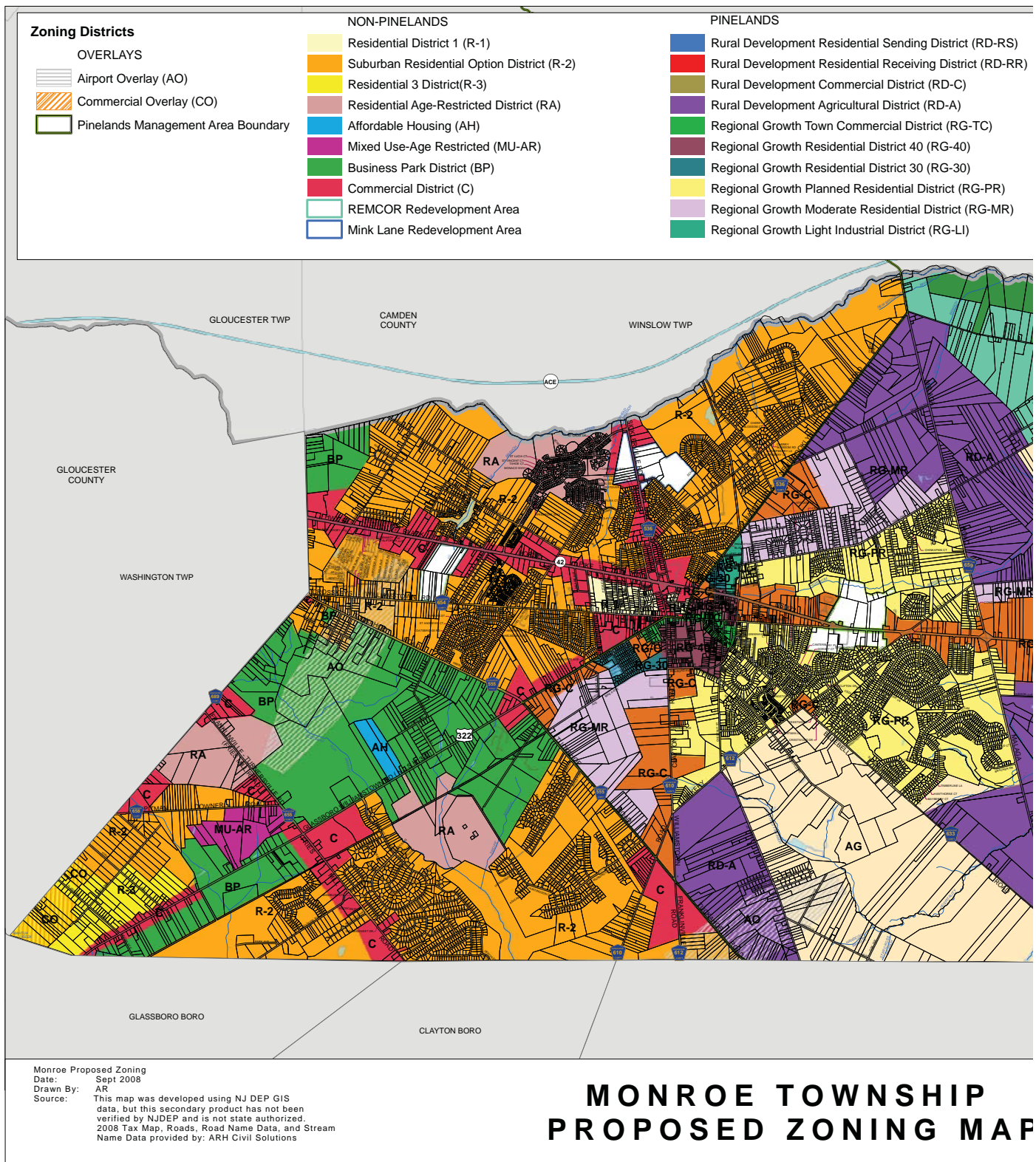
### ZONING CHANGES

#### Zoning Changes

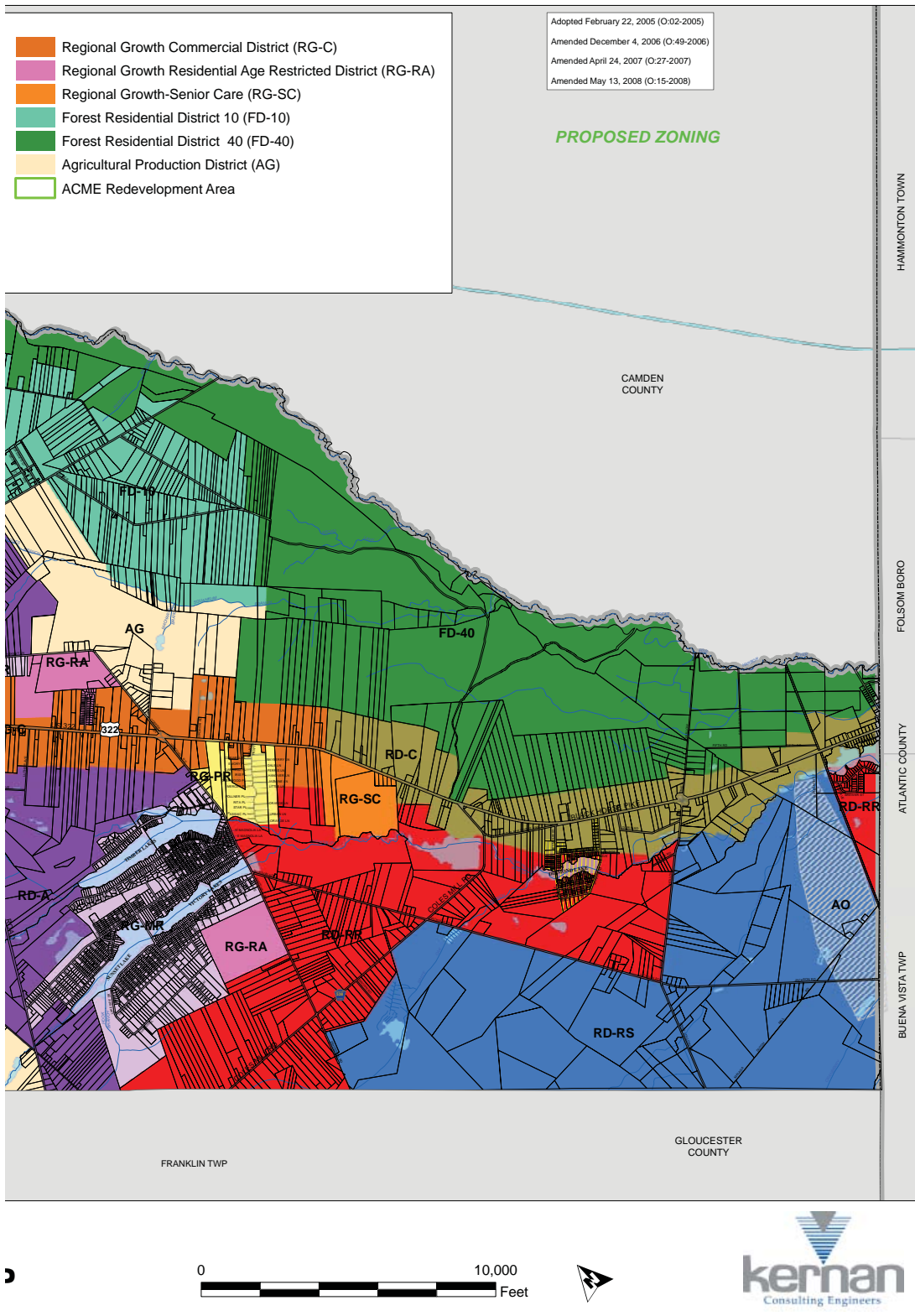
- RG-MR to RD-A
- Acme Redevelopment Area Addition
- RG-C, RD-C, RD-RR to RG-SC

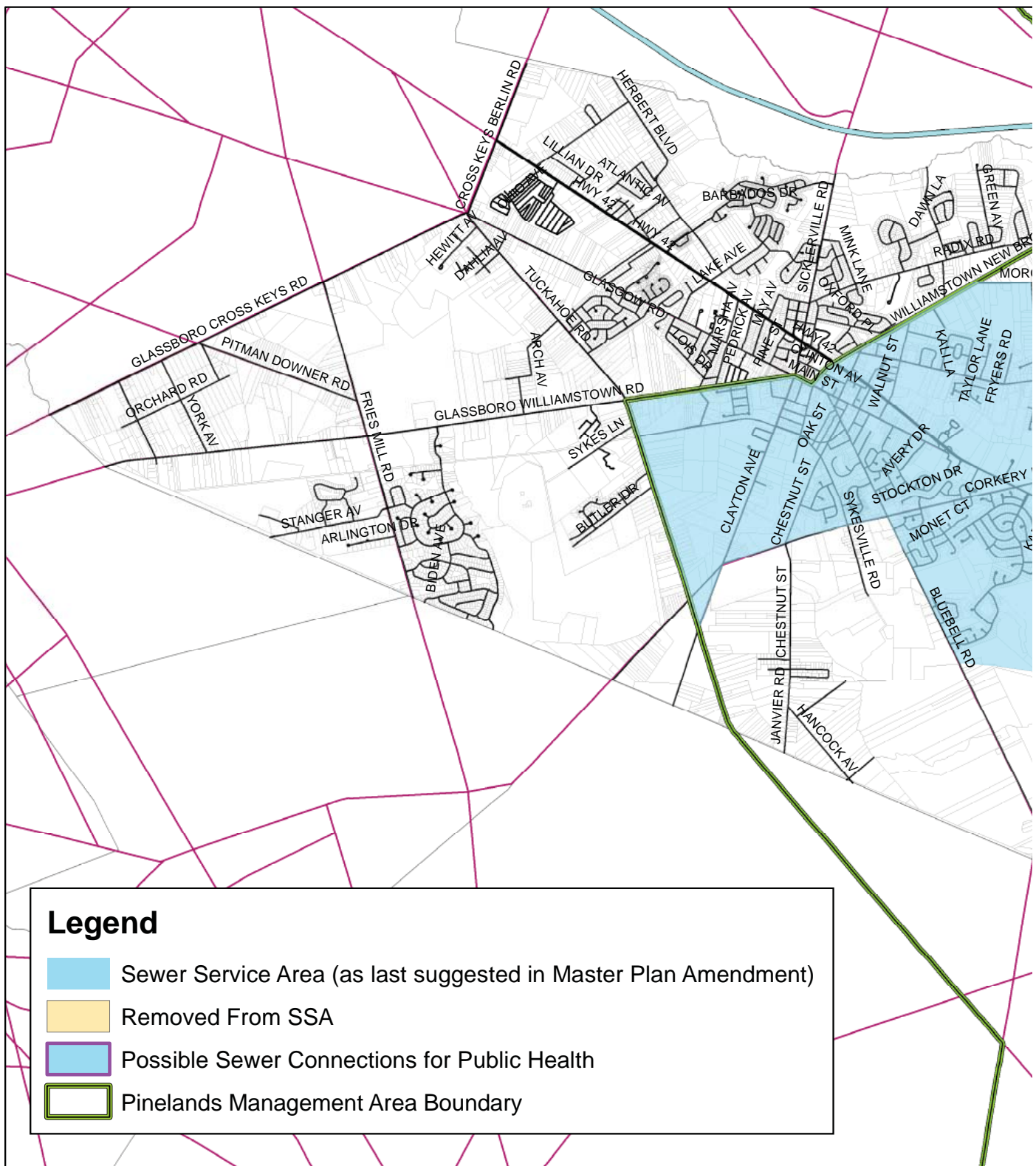












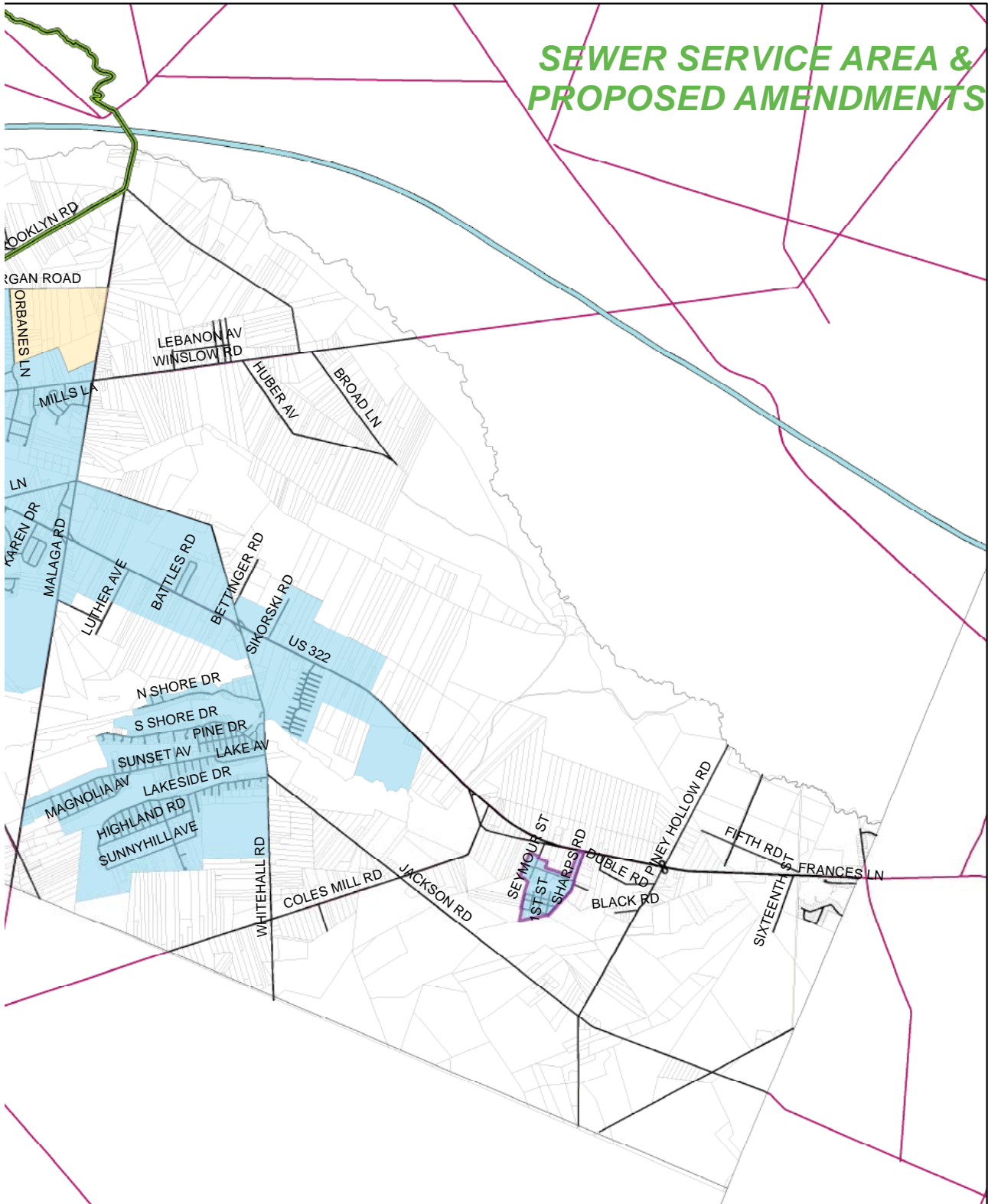
## Legend

- Sewer Service Area (as last suggested in Master Plan Amendment)
- Removed From SSA
- Possible Sewer Connections for Public Health
- Pinelands Management Area Boundary

Monroe Sewer Service Area  
 Date: Sept 2008  
 Drawn By: AR  
 Source: The base sewer service area for this map is taken from the MMUA WMP Amendment Map created by Federici & Akin Consulting Engineers and dated 1/20/2000 in combination with the amendments illustrated in the April 2007 Re-examination Report, and May 2007 Re-examination Report Amendment. This map was developed using NJ DEP GIS data, but this secondary product has not been verified by NJDEP and is not state authorized Monroe Township Tax Data 2005 TIGER Line Data.

# MONROE TOWNSHIP SEWER SER GLOUCESTER COUNTY,

# SEWER SERVICE AREA & PROPOSED AMENDMENTS



VICE AREA  
NJ

0 10,000 Feet



## APPENDIX 2

**Draft text of RG-SC ordinance for re-adoption. This ordinance will repeal and replace O:22-2007 which created the RG-SC zone standards.**

## **RG-SC, Regional Growth Mixed-Use Senior Care District.**

### **A. Intent**

The intent of the Regional Growth Mixed-Use Senior Care (RG-SC) District is to promote residential and community commercial development on appropriately located tracts of land in the Pinelands areas of the Township, especially designed to meet the special housing needs of older persons, with special emphasis on their particular physical and social needs, and the housing needs of low and moderate income persons. The parcels of land assembled for these developments shall be of sufficient size to permit the unified development of tracts of land with primary access to the principal or collector roads of the Township.

It is the policy of the Township to permit additional opportunities for senior housing that:

1. Provide for the present and future community needs for both affordable and market rate age-restricted housing in appropriate locations.
2. Allow innovation in the design of housing by providing flexible design standards, which relate to the type and layout of residential development on a particular site.
3. Protect environmentally sensitive lands by requiring that the more fragile areas of the site remain in permanent preserved open space.
4. A senior care development shall contain recreational support facilities and may include health care facilities specifically designed for these individuals.

### **B. Affordable Housing Requirements**

1. Low and Moderate Unit Set Aside:
  - a. Non-residential development shall provide either one affordable housing unit or its equivalent for every 16 jobs created.
  - b. Residential development shall provide a 20% set aside based on the total number of all units created per COAH regulations.

#### **2. General**

All developments with affordable on-site housing units shall adhere to the requirements set forth by the New Jersey Council on Affordable Housing (COAH) in their Substantive Rules N.J.A.C. 5:96 1.1 et seq. and the Uniform Housing Affordability Controls (UHAC) N.J.A.C. 5:80 – 26.1 et seq. The requirements in these regulations shall supersede any local requirements including amendments made to the codes previously described to update and modernize them.



3. Design and Siting of Affordable Housing

All low and moderate shall be blended into the development. These units shall not be segregated on the site; they must have a similar footprint to all other non-affordable units; and they must have the same heating systems that the market rate units are provided.

4. Affordability

At least 50% of the units in a development shall be affordable to low income households as defined by COAH and in the UHAC Regulations. At least 10% of the units in a development shall be affordable to very low income households as defined by COAH and in the UHAC Regulations. The affordability range shall apply to all required bedroom distributions. At least 50% of each bedroom distribution shall be affordable to low-income households as defined by COAH. At least 10% of each bedroom distribution shall be affordable to very-low income households as defined by COAH. and the remainder shall be affordable to moderate-income households as defined by COAH.

5. Occupancy and Affordability

In determining the initial rents and sales prices for compliance with the COAH requirements the following standards shall be used:

- a. A studio unit shall be affordable to a one person household;
- b. A one bedroom unit shall be affordable to a one and one-half person household;
- c. A two bedroom unit shall be affordable to a three person household;
- d. A three bedroom unit shall be affordable to a four and one-half person household; and
- e. A four bedroom unit shall be affordable to a six person household.

6. Duration of Affordability Controls

Each restricted unit shall remain subject to the COAH requirements and the requirements set forth in the UHAC regulations for a period of no less than thirty (30) years. This period may either be extended or shortened as outlined in the regulations previously cited.

7. Affirmative Marketing

All developments are required to be affirmatively marketed throughout the housing region assigned by COAH. These affirmative marketing procedures are outlined in the Affirmative Marketing Plan adopted by the Township and approved by COAH. Four (4) months in advance of the first units being

available for sale or rent the developer must contact the Administrative Agent appointed by the Township to implement this plan.

8. Administrative Agent

The Administrative Agent is responsible for the implementation of COAH's requirements and the Uniform Housing Affordability Controls. The Administrative Agent shall be the contact for any issues regarding the implementation of the Housing Element and Fair Share Plan.

C. Age and Occupancy Requirements

The following age and occupancy requirements shall apply to all dwelling units in a mixed use age-restricted affordable housing development:

1. Permanent residents shall be at least 55 years of age, except that a spouse may occupy a unit together with his or her spouse who is at least fifty-five years of age. "Permanent residents" are defined as people who live in the units more than thirty days in any twelve-month period.
2. A maximum of one child, eighteen years of age or older, may reside as a permanent resident with his or her parent(s) or legal guardian(s).
3. No more than three permanent residents shall occupy any one unit.

D. Use

1. Principal Permitted Uses

- a. Age-restricted housing, providing for a range of living accommodations, health care services and support facilities for people who are fifty five (55) years of age or older or for couples one of whom is at least fifty five (55) years of age (except to the extent otherwise provided in the certificate of need issued by the New Jersey Department of Health for a nursing facility with respect to age restriction), and which may include age-restricted units, independent living units, assisted living units and nursing care units. Age-restricted units may take the form of single-family detached dwellings, single-family semi-detached dwellings, single family attached dwellings, multi-family dwellings, or apartment flats.
- b. Assisted living facility.
- c. Continuing care facility.
- d. Congregate care facility.
- e. Long-term care facility and nursing homes.
- f. Independent medical and specialty care offices and treatment facilities.

- g. Retail business and service establishments, including retail shops, personal service establishments, business and professional offices, banks and fiduciary institutions, eating and drinking establishments, hotels and motels, commercial recreation and public assembly halls, funeral homes, commercial parking lots and the like.
  - h. Agricultural, subject to the requirements of Section 175-90.
  - i. Public service infrastructure.
  - j. Planned development.
2. Permitted accessory uses
- a. Common recreational, social, educational, health and dining facilities, such as a community building, swimming pools, tennis courts, shuffleboard courts, bicycling and hiking trails, and sports and play areas, putting greens and/or picnic areas.
  - b. Allied medical facilities, entertainment facilities, libraries, food preparation facilities, dining facilities, laundry and linen service facilities, administrative offices, staff facilities, storage and maintenance, chapels, temporary guest lodging facilities, parking facilities, barber shops and beauty parlors, facilities for the sale of sundries, personal articles, newspapers, food and similar convenience products to the residents, and such other uses as are customarily associated with and subordinate to the permitted uses.
  - c. Off-street parking and private garages.
  - d. Fences and walls, which shall be uniform in size and materials and complement the architectural style, type, and design of the dwelling unit and the overall project design, as established during the site plan review and approval process. All fences and walls shall be constructed when the development is constructed.
  - e. Decks and patios, which shall be uniform in size and materials and compliment the architectural style and design of the dwelling unit and the overall project design, as established during the site plan review and approval process. All decks and patios shall be constructed when the development is constructed.
  - f. A coordinated sign package must be provided for review prior to final approval. The size, location, design, color, texture, lighting and materials of all temporary and permanent signs shall not detract from the design of proposed buildings and structures and the surrounding properties.
  - g. Entrance gateways, provided such structure(s) are located along entrance roadway(s) to the property, are located outside of any required



site triangle, and are designed to complement the architectural style and the overall project design.

- h. Home occupations, subject to Section 175-111.

E. Area and bulk requirements

1. Tract area: the minimum required tract area is 125 acres.
2. Density: age-restricted units (single-family detached, single-family semi-detached, single-family attached, quadruplex and multi-family) shall be developed according to the following density mixes, excluding any acreage devoted to independent living, assisted living/congregate care, nursing home facilities and community commercial:

- a. Single-family detached and/or single family semi-detached units in the following proportions:

Gross Age Restricted Units Density	Minimum Percentage
3.75	30
Up to 7.4 (through use of PDC's per §175-161C(3)(b))	10

- b. Other permitted units in the following proportions:

Unit Type	Gross Age Restricted Units Density	Maximum Percentage	Net Density
Single-Family Semi-Detached	3.75	20	12
	Up to 7.4 (through use of PDC's per §175-161C(3)(b))	50	12
Quadruplex / Multi-family	3.75	20	16
	Up to 7.4 (through use of PDC's per §175-161C(3)(b))	50	16

3. Bulk requirements

- a. Single-family detached dwellings:

- (1) Minimum lot area: 6,600 square feet.
- (2) Maximum lot area: 8,000 square feet.
- (3) Minimum lot depth: 110 feet.
- (4) Minimum lot frontage or width: 60 feet.
- (5) Maximum lot frontage or width: 70 feet.
- (6) Minimum front yard setback: 20 feet.
- (7) Maximum front yard setback: 30 feet.
- (8) Minimum side yard setback: 15 feet.
- (9) Minimum rear yard setback: 20 feet.
- (10) Maximum lot coverage: 55 percent.
- (11) Maximum building height: two and one half stories or 35 feet.

- b. Single-family attached dwellings:

- (1) Minimum lot area: 2,000 square feet.

- (2) Maximum lot area: 3,000 square feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum lot width: 20 feet.
- (5) Maximum front yard: 15 feet.
- (6) Minimum rear yard: 20 feet.
- (7) Minimum side yard (end units): 25 feet; may be reduced to 15 feet with enhanced architectural treatment of end wall, including special fenestration or side entry units and upgraded facade materials. All facades of townhouses shall be articulated with fenestration. There shall be no blank walls.
- (8) Minimum distance from building front or rear wall to building front or rear wall: 70 feet.
- (9) Minimum distance from building rear wall to building rear wall: 50 feet.
- (10) Minimum distance from any building wall to public right-of-way, street or paved parking area: 12 feet.
- (11) Minimum distance from any building wall to perimeter lot line: 50 feet.
- (12) It is encouraged that a variety of unit widths and sizes be provided. The minimum width for an individual unit shall be 20 feet, and the maximum width for an individual unit shall be 30 feet. A minimum of 20% and a maximum of 60% of the units shall be 20 feet to 24 feet wide, and a minimum of 20% of the units shall be 26 feet to 30 feet wide.
- (13) Maximum lot coverage: 75%.
- (14) Maximum building height: 35 feet.
- (15) There shall be no more than eight units in any one building.

c. Single-family Semi-detached Dwellings:

- (1) Minimum lot area: 12,000 square feet per building, 6,000 square feet per unit.
- (2) Minimum lot frontage/width: 100 feet per building, 50 feet per unit.
- (3) Minimum lot depth: 110 feet.
- (4) Minimum front yard: 20 feet. Corner lots shall provide the minimum front yard requirement for both intersecting streets.
- (5) Minimum side yard: five feet for one side, 15 feet total. There shall be a minimum of 15 feet between dwellings.
- (6) Minimum rear yard: 20 feet.
- (7) Maximum lot coverage: 50%.
- (8) Maximum building height: two and one half stories or 35 feet.

d. Quadruplex Units:

- (1) Minimum lot area: 20,000 square feet per building, 5,000 square feet per unit
- (2) Maximum lot area: 32,000 square feet per building
- (3) Minimum lot depth: 100 feet.
- (4) Minimum lot frontage or width: 20 feet.

- (5) Minimum front yard setback: 20 feet.
- (6) Minimum side yard (end unit) setback: 25 feet; may be reduced to 15 feet with special architectural articulation of the end walls including special fenestration or side entry units and upgraded façade materials. All facades of quadruplex units shall be articulated with fenestration. There shall be no blank walls.
- (7) Maximum lot coverage: 75 percent.
- (8) Maximum building height: two and one half stories or 35 feet.

e. Multi-family Units:

- (1) Minimum lot frontage and width: 200 feet.
- (2) Minimum lot depth: 200 feet.
- (3) Minimum setbacks: 20 feet from parking to, 1,000 feet from principal or collector roads and 50 feet from side and rear property lines.
- (4) Maximum lot coverage: 50 percent.
- (5) Maximum building height: three and one half stories or 45 feet

f. Community Commercial:

- (1) Minimum tract area: 25 acres.
- (2) Maximum tract area: 30 acres.
- (3) Minimum tract frontage or width: 200 feet.
- (4) Minimum front yard setback: 30 feet.
- (5) Maximum front yard setback: 60 feet.
- (6) Minimum side yard setback: 5 feet.
- (7) Minimum rear yard setback: 35 feet.
- (8) Maximum tract coverage: 75 percent.
- (9) Minimum buffers: side yard, 5 feet with landscaping; front yard, 10 feet with landscaping; and rear yard, 25 feet with landscaping.
- (10) Minimum buffers adjacent to residential zones: 25 feet.
- (11) Maximum building height: three stories or 40 feet.

F. Buffers

A landscaped buffer, 50 feet wide, shall be provided along the entire perimeter of the development. The buffer, designed in accordance with Section 175-93, shall contain existing wooded areas, dense plantings of evergreen trees and shrubs or landscaped earth berms. Buffer areas shall be developed in an aesthetic manner for the primary purpose of providing a year-round visual screen to the development from adjacent rights-of-way and land uses. Fences, walls or structures shall not be permitted in the required buffer area.

G. Open Space and Recreation

- 1. A minimum of 25 percent of the total tract area shall be set aside as common open space, and shall conform to the requirements of Section 175-125.
- 2. All lands set aside for open space shall be developed with active and passive recreational facilities to service the needs to the residents of the development. Such facilities may include, but are not limited to, a swimming pool, tennis

courts, shuffleboard courts, bicycling trails, hiking trails, sports and play areas, putting greens and/or picnic areas. Mixed use senior care developments shall provide a community building as the focal point of recreational activities within the development. A community building shall be a minimum of 3,000 square feet in size.

H. Additional standards for mixed use senior care developments:

1. General

- a. The layout and design of the development shall create a recognizable community that encourages pedestrian traffic and circulation. Walking paths and bike paths shall be integrated into the plan and where practical, connect to the Township system.
- b. All structures shall be constructed with a compatible architectural theme, with appropriate variations in design to provide attractiveness throughout the development. The architectural theme shall include buildings, signage, fencing, lighting, paving, curbing, landscaping and other similar and related physical features.
- c. All principal structures shall connect to an approved and functioning centralized water and sanitary sewerage treatment system.
- d. No storage of boats, trailers or campers shall be permitted within the development.
- e. Minimum off-street parking: subject to the requirements of Section 175-123.
- f. The provision of a bus shelter(s) to service the needs of the development shall be addressed at site plan review.
- g. All property, roadways, parking areas, entrances, landscaping, and other common areas within the development shall be privately owned and maintained in accordance with a plan for such maintenance approved by the Planning Board and implemented by legal documentation to be reviewed and approved by the Planning Board Attorney.
- h. In accordance with Pinelands Commission regulations, Pinelands Development Credits must be used for 25% of any units built excluding those which are made affordable for low and moderate income housing in accordance with the requirements of the Council on Affordable Housing. One-quarter of a Pinelands Development Credit (i.e., one right) must be purchased and redeemed for every four non-income restricted residential units constructed.
- i. The minimum environmental standards contained in Chapter 175, and in N.J.A.C. 7:50-6 of the Pinelands Comprehensive Management Plan

shall continue to apply to all development within the Redevelopment Area.

2. Age-restricted housing

- a. The development shall contain a mix of single-family detached, single-family semi-detached, and quadruplex and multi-family units. A mix of three of the four unit types are required.
- b. A homeowners association shall be created, subject to the approval of the Planning Board, to ensure maintenance of all common areas and facilities.
- c. Private residential swimming pools, utility sheds and/or other accessory buildings are specifically prohibited.

3. The development shall contain at least two of the following: assisted living facility, continuing care retirement community, congregate care, long-term care facility and nursing homes, independent medical and specialty care offices and treatment facilities.

4. Community Commercial

- a. The community commercial portion of the development shall have a tract size of between 20 and 40 acres. A pedestrian and bicycle connection shall be made between the commercial and nonresidential sections of the site.
- b. The community commercial area shall be designed as a single complex according to a comprehensive master site development plan. In addition, internal site landscaping, building design and common area maintenance guideline control standards shall be established.
- c. The distance, at the closest point, between any two buildings shall not be less than 20 feet. In the case the two or more buildings being connected through the use of a breezeway or similar feature, the minimum distance between buildings may be reduced, but shall not be less than 10 feet.
- d. Off-street parking areas shall be interspersed in convenient locations intended to accommodate a small grouping of structures. The minimum distance between the edge of a parking lot or driveway and any building shall be 15 feet.
- e. All buildings shall be designed to convey a small-scale neighborhood theme and character. Buildings included in the community commercial area should contain the following design elements:
  - (1) Provide shed or pitched roofs, dormers on the second floor and other similar design features such as overhanging eaves. Roof colors shall be traditional and compatible with retail and residential

uses in the area.

- (2) Provide consistency in the architectural treatment of building facades and diversity in the horizontal length of buildings through introduction of offsets at irregular intervals along the façade of a building.
  - (3) Provide a variety of building heights not to exceed 40 feet.
- f. Exterior freestanding lighting fixtures shall not exceed the height of proposed structures and in no case shall be greater than 18 feet in height. The source of illumination shall be recessed and shielded within the fixture itself and shall be consistent in character with the design of the planned community commercial area.
  - g. An internal pathway system shall be created to provide access to all buildings, open space areas and parking areas to be located in the community commercial area.
  - h. Construction of the community commercial portion of the development shall be mandatory and shall be completed prior to the commencement of the final 25% of the dwelling units in the overall development



## APPENDIX 3

General Development Plan code additions:

Section 175-11 Definitions.

GENERAL DEVELOPMENT PLAN — A comprehensive plan for the development of a planned development pursuant to N.J.S.A. 40:55D-45.2

---

Section 175-51.1 General development plan fees.

Application fees and escrow in accordance with the below schedule shall accompany general development plan applications. Any fees for subdivision and/or site plan application review shall be provided separately at the time of subdivision and/or site plan application.

- A. General development plan application fee: \$1,000.
  - B. Publication fee: \$50.
  - C. General development plan application escrow: \$3,000.
  - D. Extension of general development plan application fee: \$500.
  - E. Extension of general development plan application escrow: \$1,500.
- 

Section 175-56.1 General development plan.

A general development plan to be submitted pursuant to the provisions of § 175-172.1 of this chapter shall contain or be accompanied by the following:

- A. A general land use plan at a scale of not less than one inch equals 100 feet indicating the tract area and general locations of the land uses to be included in the planned development. The total number of dwelling units and amount of nonresidential floor area to be provided and proposed land area to be devoted to residential or nonresidential uses shall be set forth. In addition, the proposed types of nonresidential uses to be included in the planned development shall be set forth, and the land area to be occupied by each proposed use shall be estimated. The density and intensity of use of the entire planned development shall be set forth, and a residential density and a nonresidential floor area ratio shall be provided.
- B. A circulation plan showing the general location and types of transportation facilities, including facilities for pedestrian access within the planned development and any proposed improvements to the existing transportation system outside the planned development.
- C. An open space plan showing the proposed land area and general location of parks and any other land areas to be set aside for conservation and recreational purposes and a general description of improvements proposed to be made thereon, including a plan for the operation and maintenance of parks and recreational lands.
- D. A utility plan indicating the need for and showing the proposed location of sewage and waterlines, any drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal; and a plan for the operation and maintenance of proposed utilities.
- E. A stormwater management plan setting forth the proposed method of controlling and managing stormwater on the site.

- F. An environmental inventory including general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site existing man-made structures or features and the probable impact of the development on the environmental attributes of the site.
  - G. A fiscal report describing the anticipated demand on municipal services to be generated by the planned development and any other financial impacts to be faced by the Township or school district as a result of the completion of the planned development. The fiscal report shall also include a detailed projection of property tax revenues which will accrue to the county, municipality and school district according to the timing schedule provided under Subsection H of this section, and following completion of the planned development in its entirety.
  - H. A proposed timing schedule in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the planned development in its entirety.
  - I. A municipal development agreement, which shall mean a written agreement between the Township of Monroe and the developer relating to the planned development.
- 

#### Section 175-72.1 General development plan.

- A. Any developer of a parcel of land greater than 100 acres in size for which the developer is seeking approval of a planned development pursuant to the provisions of this chapter, may submit a general development plan to the Planning Board prior to the granting of preliminary approval of that development as provided in § 175-59 of this chapter.
- B. The Planning Board shall grant or deny general development plan approval within 95 days after submission of a complete application, or within such further time as may be consented to by the applicant. Failure of the Planning Board to act within the period prescribed shall constitute general development plan approval of the planned development.
- C. A general development plan shall contain all information provided in § 175-56.1 of this chapter and shall set forth the permitted number of dwelling units, the amount of nonresidential floor space, the residential density and the nonresidential floor area ratio for the planned development, in its entirety, according to a schedule which sets forth the timing of the various sections of the development. The planned development shall be developed in accordance with the general development plan approved by the Planning Board notwithstanding any provisions of N.J.S.A. 40:55D-1 et seq. or any ordinance or regulation adopted pursuant thereto after the effective date of the approval.
- D. The term of effect of the general development plan approval shall be determined by the Planning Board using the guidelines set forth in Subsection E below, except that the term of the effect of the approval shall not exceed 20 years from the date upon which the developer receives final approval of the first section of the planned development pursuant to N.J.S.A. 40:55D-1 et seq.
- E. In making its determination regarding the duration of the effect of approval of the development plan, the Planning Board shall consider the number of dwelling units or amount of nonresidential floor area to be constructed, prevailing economic conditions, the timing schedule to be followed in completing the development and the likelihood of its

fulfillment, the developer's capability of completing the proposed development, and the contents of the general development plan and any conditions which the Planning Board attaches to the approval thereof.

- F. In the event that the developer seeks to modify the proposed timing schedule, such modification shall require the approval of the Planning Board. The Planning Board shall, in deciding whether or not to grant approval of the modification, take into consideration prevailing economic and market conditions, anticipated and actual needs for residential units and nonresidential space within the Township and the region, and the availability and capacity of public facilities to accommodate the proposed development.
  - (1) Except as provided hereunder, the developer shall be required to gain the prior approval of the Planning Board if, after approval of the general development plan, the developer wishes to make any variation in the location of land uses within the planned development or to increase the density of residential development or the floor area ratio of nonresidential development in any section of the planned development.
  - (2) Any variation in the location of land uses or increase in density or floor area ratio approval in reaction to a negative decision of, or condition of development approval imposed by, the Department of Environmental Protection pursuant to N.J.S.A. 13:19-1 et seq., shall be approved by the Planning Board if the developer can demonstrate to the satisfaction of the Planning Board, that the variation being proposed is a direct result of such determination by the Department of Environmental Protection.
- G. Except as provided hereunder, once the general development plan has been approved by the Planning Board, it may be amended or revised only upon application by the developer approved by the Planning Board. A developer, without violating the terms of approval pursuant to this chapter, may, in undertaking any section of the planned development, reduce the number of residential units or amount of nonresidential floor space by no more than 15% or reduce the residential density or nonresidential floor area ratio by no more than 15%; provided, however, that a developer may not reduce the number of residential units to be provided pursuant to N.J.S.A. 52:27D-301 et seq. without prior Township approval.
- H. The Planning Board shall, in accordance with the provisions of N.J.S.A. 40:55D-45.7, certify completions of each section of a general development plan, determine any general development failure to complete or comply, or determine the termination of a general development plan approval.
- I. In the event that a development which is the subject of an approved general development plan is completed before the end of the term of the approval, the approval shall terminate with the completion of the development. For the purposes of this section, a development shall be considered complete on the date upon which a certificate of occupancy has been issued for the final residential or nonresidential structure in the last section of the development in accordance with the timing schedule set forth in the approved general development plan and the developer has fulfilled all of his obligations pursuant to the approval.

## APPENDIX 4



Draft Zoning Map Change Ordinance:

AN ORDINANCE TO AMEND CHAPTER 175 OF THE CODE OF THE TOWNSHIP OF MONROE ENTITLED "LAND MANAGEMENT"

WHEREAS, pursuant to Municipal Land Use Law, more specifically, N.J.S.A. 40:55D-28, the Monroe Township Planning Board adopted a master plan to guide the use of Lands within the municipality in order to protect the public health and safety, and to promote the general welfare; and

WHEREAS, in furtherance of the adoption of a master plan and Zoning Map, and its several revisions, the Monroe Township Planning Board has recommended certain amendments to Chapter 175 and its specific schedules in order to implement said plan and map; and

WHEREAS, the Monroe Township Planning Board, on February 28, 2008 by Resolution PB-48-2008, adopted a Master Plan Re-Examination Report, which report recommended revisions to the Zoning Map; and

WHEREAS, the Township Council of the Township of Monroe, on May 13, 2008, by Ordinance O:15-2008, amended Chapter 175 so as to adopt a revised zoning map having certain deliberate omissions from the zoning change recommendations made by Planning Board on February 28, 2008; and

WHEREAS, after further careful review of the aforementioned recommendations and Master Plan Re-Examination, the Monroe Township Council intends to adopt a Zoning Map that incorporates some additional, but not all, zoning change recommendations made by the Planning Board, said changes being previously omitted from the zoning changes adopted by on May 13, 2008, by Ordinance O:15-2008;

WHEREAS, the changes now to be adopted are as follows:

- 1) The zoning of certain lots generally bounded by Morgan Road, Malaga Road, and Orbanus Lane will change from their current designation of RG-MR, Regional Growth Moderate Residential to RD-A, Rural Development Agricultural, the specific Block and Lots being more specifically described on Schedule A attached hereto and incorporated herein.
- 2) Lots within the area having frontage on South Black Horse Pike, north of Hospitality Branch stream, east of Whitehall Road and west of Coles Mill Road will change from their current respective designations of RG-C, Regional Growth Commercial, RD-C, Rural Development Commercial, and RD-RR, Rural Development Residential Receiving, to a designation of RG-SC, Regional Growth Mixed Use Senior Care, as they were during the period between April 24, 2007 and May 13, 2008, and the specific Block and Lots being more specifically described on Schedule B attached hereto and incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Township of Monroe that, for the reasons specifically expressed and recorded in the Township minutes, Section 175-155 is hereby amended as follows:

SECTION I. This section, which is a part of Chapter 175, is hereby amended to read as follows:

175-155. Zoning Map.

The Boundaries of all zoning districts set forth in this article are hereby amended and are shown on a map entitled "Zoning Map, Township of Monroe, Gloucester County, New Jersey," (adopted

by Ordinance O:02-2005, dated February 22, 2005; as amended by Township Council Ordinance O:27-2007, dated April 24, 2007; as amended by Township Council Ordinance O:15-2008, dated May 13, 2008; as amended by Township Council Ordinance O:\_\_\_-20\_\_, dated \_\_ \_\_, 20\_\_); Said map and all notations, references and data shown thereon are hereby incorporated by reference to this chapter and shall be as much a part of this chapter as if all were fully described herein.

Editor's Note: The Zoning Map is on file in the Township offices.

## **SCHEDULE A**

The zoning of the area generally bounded by Morgan Road, Malaga Road and Orbanus Lane will change from RG-MR, Regional Growth Moderate Residential to RD-A, Rural Development Agricultural, and Consisting of the following Block and Lots:

Block	Lot
2702	1
2702	2
2702	3
2702	4
2702	5
2702	6
2702	7
2702	8
2702	9
2702	10
2702	11
2702	28
2702	29
2702	30
2702	31.01
2702	31.02
2702	31.03
2702	32
2702	33
2702	34
2702	35
2702	36
2702	37
2702	38
2702	39
2702	40
2702	41
2702	42
2702	43
2702	44
2702	45
2702	46

## SCHEDULE B

The area - having frontage on the South Black Horse Pike, north of the Hospitality Branch stream, east of Whitehall Road, west of Coles Mill Road will, with certain lots being RG-C, Regional Growth Commercial, certain lots being RD-C, Rural Development Commercial and certain lots being RD-RR, Rural Development Residential Receiving- will be zoned RG-SC, Regional Growth Mixed Use Senior Care.



Kingsway Commons  
935 Kings Highway, Suite 100  
Thorofare, New Jersey 08086  
856-251-9500(p)  
856-853-1310 (f)