

---

# 2008 master plan re-examination report

---

adopted by monroe township planning board  
on february 28, 2008  
by resolution PB-48-08

---

j. timothy kernan, pe, pp, cme  
n.j. planner license no. 05400

---

---

prepared by:

**melvin | kernan**  
development strategies

3 s. broad street  
suite 3c  
woodbury, nj 08096  
p.856.251.9989 f.856.202.8007

---

mk file no. MP08001-MK



# 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

V. James Agnesino

Barry Straga

Tom Crane

Timothy Brown

Frank Caligiuri, Councilman

Robert Hochswinder, Vice Chairman

Rob Catania

James Muth, Alternate

Larry Cooper, Alternate

## planning board secretary

Carolyn F. Farrell

## planning board solicitor

Leonard T. Schwartz, Esquire

## planning board planner

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

## planning board engineer

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

## business administrator

Kevin Heydel

## township engineer

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

## township solicitor

Charles A. Fiore, Esquire

**MONROE TOWNSHIP**

**Gloucester County, New Jersey**

**MASTER PLAN RE-EXAMINATION REPORT**

**FEBRUARY, 2008**

Adopted By:  
MONROE TOWNSHIP PLANNING BOARD ON  
*February 28, 2008*  
Resolution No. PB-48-08  
Adopted Pursuant to N.J.S.A. 40:55D-28,  
The New Jersey Municipal Land Use Law

Prepared By:  
melvin | kernan development strategies LLC  
3 S Broad Street, Suite 3C  
Woodbury, New Jersey 08096  
(856) 251-9989

---

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

# introduction

The Township Planning Board is amending its recently adopted Master Plan Re-examination Report Dated April 2007 (adopted April 5, 2007 by Resolution No. PB-38-07) and May 2007 (adopted May 24, 2007 by Resolution No. PB-64-07) to address the following:

- A. Rescinding recommendation to rezone heavily forested land to the FD-10, Forest Residential District 10 zone. The parcels will remain in their current districts: RD-RR, Rural Development Residential Receiving, and RD-RS, Rural Development Residential Sending.....**p. 1**
- B. Rescinding recommendation to rezone an area to the AG, Agricultural Production District. The parcels will remain in their current district: RD-A, Rural Development Agricultural.....**p. 4**
- C. Recognizing a growing residential area (Diamond Lakes) as appropriate for public sewer service to safeguard it from the potentially deleterious effects of on-site septic systems..**p. 7**
- D. Rezoning an area from RG-MR, Regional Growth Moderate Residential District to RD-A, Rural Development Agricultural in order to bolster its agricultural utility.....**p.13**
- E. Rezoning an area from RG-RA, Regional Growth Residential Age Restricted District to RG-MR, Regional Growth Moderate Residential District.....**p. 17**
- F. [Section Removed]
- G. Amending the zoning ordinance to add definitions to Section 175-11 for Assisted Living Facility, Continuing Care and revising the definition for Long Term Care and/or Nursing Home.....**p. 28**
- H. Amending the zoning ordinance that deals with Section 175-157J, Accessory Dwelling Units.....**p. 31**
- I. Amending the zoning ordinance that deals with Section 175-125, Open Space and providing supporting documentation for financial contributions in-lieu of providing open space and recreation facilities.....**p. 34**
- J. Amending the existing sewer service plan to remove the area identified area in D above, and including a possible sewer connection to the Diamond Lakes area.....**p. 50**
- K. Circulation System Amendments to add more proposed bus stops.....**p.53**

A zoning change map can be found at the end of this document indicating the location of A, B, C, D, and E above.

The planning principles, planning assumptions, and goals & objectives of the Master Plan and development regulations need to be revised to explicitly recognize the following proposed land use and zoning changes.

**A. Rescinding recommendation to rezone heavily forested land in the FD-10, Forest Residential District 10. The parcels will remain in their current districts: RD-RR, Rural Development Residential Receiving, and RD-RS, Rural Development Residential Sending.**

The properties in question are located in a southerly portion of the Township, east of Coles Mill Road, west of Piney Hollow Road, bordering Jackson Road on either side are five (5) heavily wooded vacant parcels owned by the New Jersey Department of Environmental Protection. These parcels total approximately 455 acres. According to DEP Landscape Project data, these parcels contain a significant amount of forested wetlands. Further details of these parcels are shown in the table below.

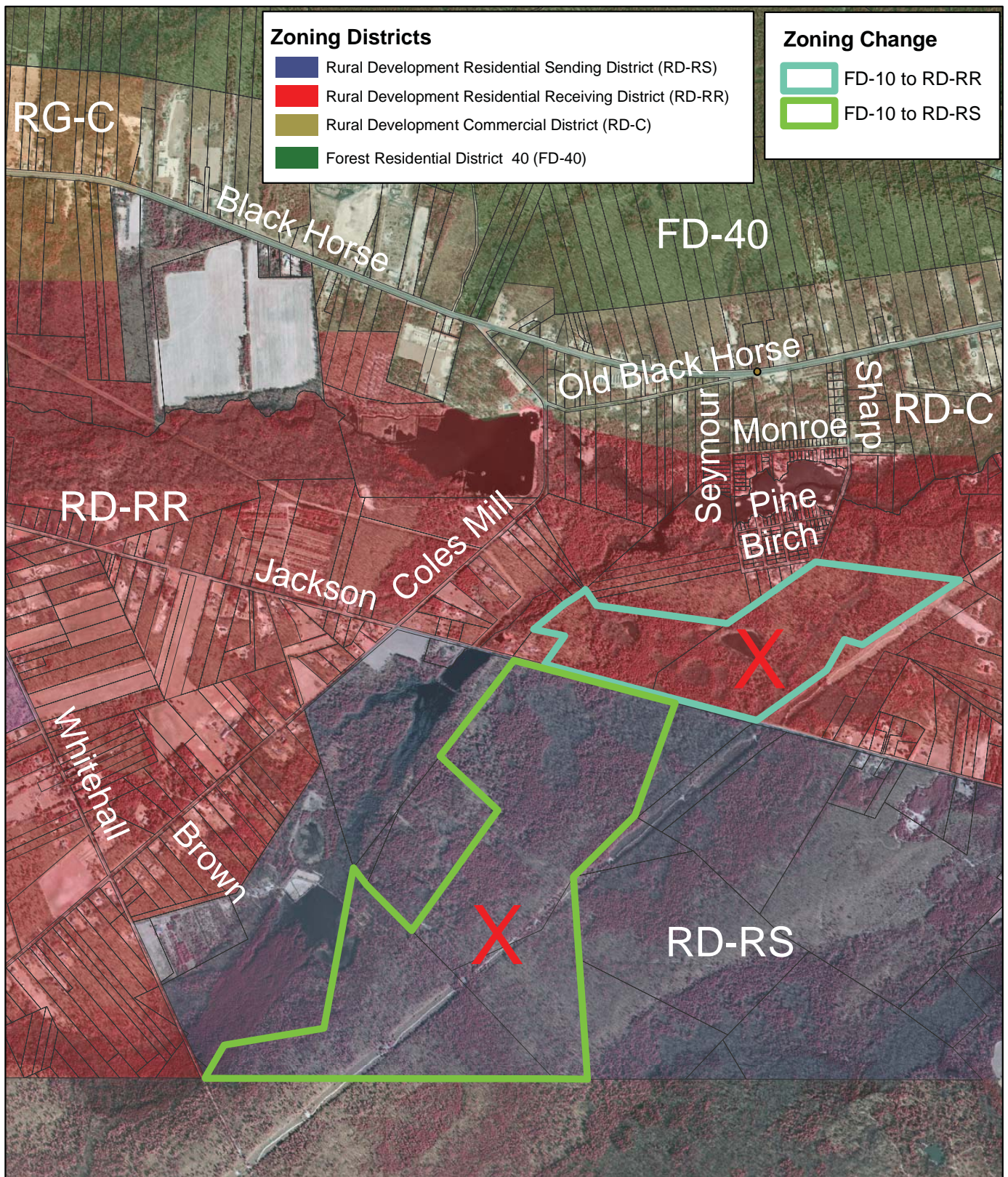
Block	Lot	Acres	Original	New	Ownership
			Zone	Zone	
7201	1	84.63	FD-10	RD-RR	NJ DEP
7601	13.01	38.61	FD-10	RD-RR	State of NJ
7701	5	166.62	FD-10	RD-RS	NJ DEP
7701	1	114.00	FD-10	RD-RS	NJ DEP
7701	2	50.77	FD-10	RD-RS	NJ DEP
		454.63			

It was recommended in the May 2007 Master Plan Re-examination Report that all of the properties identified in the table above would be rezoned from either RD-RR & RD-RS to FD-10. Rezoning to Forest Residential District 10 was recommended to further protect environmentally sensitive features. It was thought that this zone change would better reflect these lots' status as property of the State. That notwithstanding, the primary permitted uses in the FD-10 zoning district include single family residential and forestry uses on 10 acre lots.

The Pinelands Commission reviewed the FD-10 rezoning and concluded it could not support the proposal because the RD-RR and RD-RS zoning districts were already providing adequate protection for existing permitted forestry land uses.

See the following Map (Rezoning Amendment 1) for the exact location of the zoning map change.





**Zoning Districts**

- Rural Development Residential Sending District (RD-RS)
- Rural Development Residential Receiving District (RD-RR)
- Rural Development Commercial District (RD-C)
- Forest Residential District 40 (FD-40)

**Zoning Change**

- FD-10 to RD-RR
- FD-10 to RD-RS

## Compliance with Goals and Objectives of the Master Plan

The land zoning map change from Forest Residential District 10 (FD-10) to Rural Development Residential Sending and Receiving (RD-RR and RD-RS) conforms to the current Master Plan. The goals and objectives that specifically apply are as follows:

### Goals:

- Provide for a variety of residential, commercial, industrial, agricultural, recreational and conservation uses.
- Prevent development in sensitive environmental areas.
- 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.
- Preserve the Township's natural and cultural resources that contribute to both the positive image and overall strength of the Township.
- Eliminate the potential for conflicts among dissimilar land uses.
- Prevent development in sensitive environmental areas.

### Objectives:

- To conserve and manage natural resources within the Township.
- To protect State, regional and local areas of critical environmental concern.
- To develop policies to preserve trees, especially specimen or landmark trees, while being sensitive to the rights of private property owners.
- To facilitate the proper preservation and restoration of the aesthetic qualities of the Township.
- To give priority to preserving large contiguous tracts of forests and lands containing unique areas of environmental sensitivity.
- To permanently preserve environmentally sensitive land as open space, to the greatest extent practicable.



**B. Rescinding recommendation to rezone an area to the AG, Agricultural Production District. The parcels will remain in their current district: RD-A, Rural Development Agricultural.**

The properties in question are located east of Malaga Road and south of Winslow Road. Rezoning this cluster of 11 parcels that, it was previously believed, would provide an opportunity to strengthen and preserve the agricultural nature of their area. With the exception of approximately two residential homes and one farm these parcels are largely vacant. These parcels are contiguous to an AG, Agricultural Production Zoning District. The May 2007 Master Plan Re-Examination Report noted that expanding that AG District by rezoning these parcels could encourage agricultural use in large, contiguous tracts which are important for groundwater recharge and wildlife habitat preservation.

These parcels total approximately 124 acres. Further details of these parcels are shown in the table below.

Block	Lot	Acres	Original Zone	New Zone	Ownership
4301	20	10.2	AG	RD-A	EKPAJI, YAKUBU
			AG	RD-A	NEIL, GARY JOSEPH & MARGARET
4301	21	14.4			MARY
4301	22	25.11	AG	RD-A	THOMPSON, JOHN & MARY
4301	23	0.97	AG	RD-A	COYLE, STEVEN W
4301	24	2.82	AG	RD-A	COYLE, STEVEN W
			AG	RD-A	CALDWELL, ROBERTJR CO/RHONDA
4301	25	4.94			WARNER
4301	26	6.21	AG	RD-A	HASSAB, JOSEPH & NANCY
4301	27	8.8	AG	RD-A	HUNG, PHU
4301	28	10	AG	RD-A	MANFREDI, RALPH & LONIA, JOHN
4301	29	6.38	AG	RD-A	RUTTER, CLYDE W III
4001	27	33.7	AG	RD-A	AGNESINO, VINCENT JAMES & JUNE
		123.53			

The Pinelands Commission reviewed the AG Rezoning and concluded it could not support the proposal because the RD-A District was already providing adequate protection for agricultural and existing rural character.

It is now recommended that this area remain in the RD-A district. The agricultural use on these tracks of land, as well as the existing rural character of this area can be preserved in the current zone.

See the following Map (Rezoning Amendment 2) for the exact location of the zoning map change.

## Compliance with Goals and Objectives of the Master Plan

The zoning map change from Agricultural Production (AG) to Rural Development Agricultural (RD-A) conforms to the current Master Plan. The goals and objectives that specifically apply are as follows:

### Goals:

- Provide for a variety of residential, commercial, industrial, agricultural, recreational and conservation uses.
- Preserve the Township's natural and cultural resources that contribute to both the positive image and overall strength of the Township.

### Objectives:

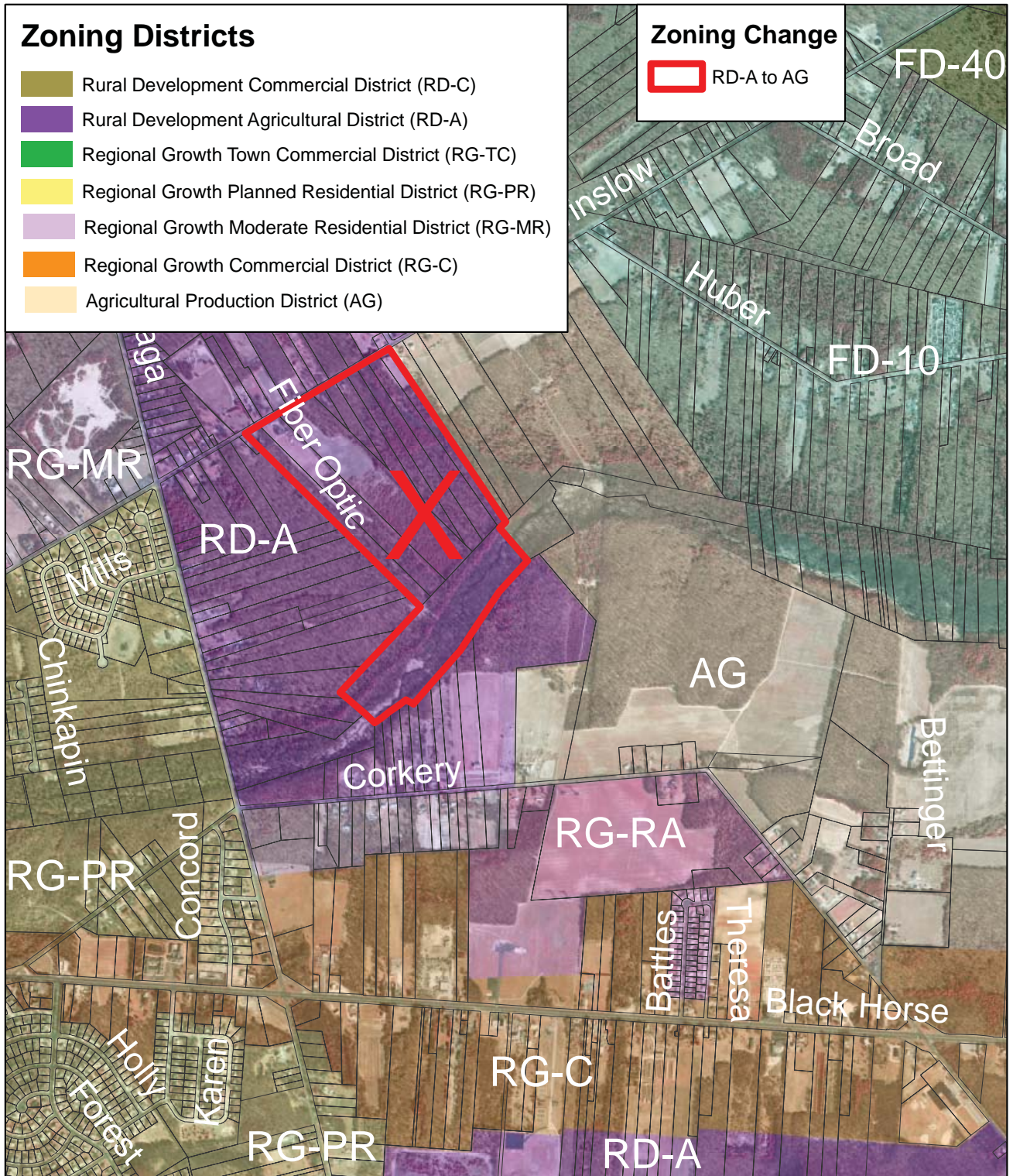
- To conserve and manage natural resources within the Township.
- To protect prime agricultural lands from encroachment by development through a combined system of limiting density, ensuring sections of agricultural land are preserved through deed-restriction and other preservation tools made available through the Municipal Land Use Law.
- To facilitate the proper preservation and restoration of the aesthetic qualities of the Township.
- To develop policies to preserve trees, especially specimen or landmark trees, while being sensitive to the rights of private property owners.

## Zoning Districts

- Rural Development Commercial District (RD-C)
- Rural Development Agricultural District (RD-A)
- Regional Growth Town Commercial District (RG-TC)
- Regional Growth Planned Residential District (RG-PR)
- Regional Growth Moderate Residential District (RG-MR)
- Regional Growth Commercial District (RG-C)
- Agricultural Production District (AG)

## Zoning Change

- RD-A to AG



Rescinded Rezoning Amendment 2  
 Date: Jan 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

## RESCINDED REZONING AMENDMENT 2

Monroe Township Tax Data  
 2005 TIGER Line Data

0 1,000 2,000 4,000 Feet





**C. Recognizing a growing residential area (Diamond Lakes) as appropriate for public sewer service to safeguard it from the potentially deleterious effects of on-site septic systems.**

Residential development in the area surrounding Diamond Lakes, south of the Black Horse Pike in the Pinelands, has been growing for some time. In some cases, homes which were once secondary cottages are now primary residences. Public centralized sewer is not currently available to this area and wastewater is managed via private on-site septic systems.

The Township has experienced similar situations with lake-adjacent development previously in the cases of the Victory Lakes and Timber Lakes developments. In those cases water contamination from on-site septic systems grew to significant levels. Well water contamination at Timber Lakes even grew to the point where mitigation was required in the form of a State Spill Fund grant (see 2003 Publicly Funded Cleanups Site Status Report - Gloucester County).

In order to prevent such contamination at Diamond Lake, it is recommended that the area delineated in the map that follows (Diamond Lakes Map) be provided with public centralized sewer service where possible to serve current

development. The area shown below contains 183 parcels (not including the lake itself) making up approximately 45 acres around the lake. It is recommended that the Wastewater Management Plan be updated in accordance with this recommendation if possible. The parcels within the Diamond Lakes Area are shown in the table on the next pages.

In connection with the proposal to provide public sewer service to the Diamond Lakes area of the Township, the Pinelands Commission noted that N.J.A.C. 7:50-5.26(b)(10) provides that centralized waste water treatment and collection facilities shall be permitted to serve the Rural Development Area only in accordance with N.J.A.C. 7:50-6.84(a)(2). Said section provides that the development of new waste water treatment or collection facilities which are designed to improve the level of nitrate/nitrogen attenuation of more than one existing on-site waste water treatment system where a public health problem has been identified are permitted provided that: (i) There will be no direct discharge into any surface water body; (ii) The facility is designed only to accommodate waste water from existing residential, commercial, and industrial development; (iii) Adherence to (a)(1)(ii) above<sup>1</sup> cannot be achieved due to limiting site conditions or that the costs to comply with the standard will result in excessive user fees; and (iv) The design level of nitrate/nitrogen attenuation is the

1. N.J.A.C. 7:50-6.84(a)(1)(ii) sets forth: All discharges from the facility or use are of a quality and quantity such that ground water exiting from the parcel of land or entering a surface body of water will not exceed two parts per million nitrate/nitrogen.

maximum possible within the cost limitations imposed by such user fee guidelines but in no case shall ground water exiting from the parcel or entering a surface body of water exceed five parts per million nitrate/nitrogen.

Diamond Lakes Parcels:

Block	Lot	Acres	Zone
7401	1	0.47	RD-RR
7401	4	0.16	RD-RR
7401	5	0.16	RD-RR
7401	6	0.16	RD-RR
7401	7	0.16	RD-RR
7401	8	0.16	RD-RR
7401	9	0.16	RD-RR
7401	10	0.16	RD-RR
7402	1	0.14	RD-RR
7402	2	0.14	RD-RR
7402	3	0.14	RD-RR
7402	4	0.14	RD-RR
7402	5	0.14	RD-RR
7402	6	0.14	RD-RR
7403	1	0.12	RD-RR
7403	2	0.11	RD-RR
7403	3	0.1	RD-RR
7403	5	0.32	RD-RR
7404	1	0.16	RD-RR
7406	5	0.18	RD-RR
7407	1	0.16	RD-RR
7407	2	0.16	RD-RR
7407	3	0.16	RD-RR
7407	4	0.16	RD-RR
7407	5	0.16	RD-RR
7407	6	0.16	RD-RR
7407	7	0.16	RD-RR
7407	8	0.16	RD-RR
7407	9	0.16	RD-RR
7407	10	0.16	RD-RR
7408	1	0.14	RD-RR
7408	2	0.14	RD-RR
7408	3	0.14	RD-RR
7408	4	0.14	RD-RR
7408	5	0.14	RD-RR
7408	6	0.14	RD-RR
7409	1	0.22	RD-RR
7409	2	0.24	RD-RR
7409	3	0.26	RD-RR
7409	4	0.13	RD-RR
7409	5	0.13	RD-RR
7409	6	0.14	RD-RR
7409	7	0.13	RD-RR
7410	1	0.26	RD-RR

Block	Lot	Acres	Zone
7404	2	0.16	RD-RR
7404	3	0.16	RD-RR
7404	4	0.16	RD-RR
7404	5	0.16	RD-RR
7404	6	0.16	RD-RR
7404	7	0.16	RD-RR
7404	8	0.16	RD-RR
7404	9	0.16	RD-RR
7404	10	0.16	RD-RR
7405	1	0.14	RD-RR
7405	2	0.14	RD-RR
7405	3	0.14	RD-RR
7405	4	0.14	RD-RR
7405	5	0.14	RD-RR
7405	6	0.14	RD-RR
7406	1	0.17	RD-RR
7406	2	0.13	RD-RR
7406	3	0.12	RD-RR
7406	4	0.14	RD-RR
7413	1	0.46	RD-RR
7414	1	0.4	RD-RR
7414	2	0.17	RD-RR
7414	3	0.17	RD-RR
7414	4	0.17	RD-RR
7414	5	0.12	RD-RR
7414	6	0.17	RD-RR
7414	7	0.17	RD-RR
7414	8	0.17	RD-RR
7414	9	0.17	RD-RR
7414	10	0.17	RD-RR
7414	11	0.19	RD-RR
7414	12	0.96	RD-RR
7414	13	0.43	RD-RR
7414	14	0.11	RD-RR
7414	15	0.11	RD-RR
7414	16	0.28	RD-RR
7415	7	1.55	RD-RR
7415	8	0.09	RD-RR
7415	9	0.07	RD-RR
7415	10	0.13	RD-RR
7415	11	0.13	RD-RR
7415	12	0.13	RD-RR
7415	13	0.14	RD-RR
7415	14	0.16	RD-RR



7410	2	0.22	RD-RR
7410	3	0.18	RD-RR
7410	4	0.24	RD-RR
7411	1	0.11	RD-RR
7411	2	0.11	RD-RR
7411	3	0.11	RD-RR
7411	4	0.11	RD-RR
7411	5	0.11	RD-RR
7411	6	0.13	RD-RR
7411	7	0.11	RD-RR
7411	8	0.03	RD-RR
7411	9	0.03	RD-RR
7411	10	0.06	RD-RR
7411	11	0.07	RD-RR
7412	1	0.29	RD-RR
7412	2	0.26	RD-RR
7412	3	0.23	RD-RR
7412	4	0.17	RD-RR
7412	5	0.11	RD-RR
7412	6	0.07	RD-RR
7412	7	0.05	RD-RR
7416	13	0.19	RD-C
7416	14	0.3	RD-C
7416	15	0.19	RD-C
7416	16	0.3	RD-C
7416	17	0.19	RD-C
7416	18	0.3	RD-C
7416	19	0.19	RD-C
7416	20	0.32	RD-C
7416	21	0.18	RD-C
7416	22	0.23	RD-C
7416	23	0.17	RD-C
7416	24	0.11	RD-C
7416	25	0.11	RD-C
7416	26	0.11	RD-C
7416	27	0.11	RD-C
7416	28	0.11	RD-C
7416	29	0.11	RD-C
7416	30	0.11	RD-C
7416	31	0.11	RD-C
7416	32	0.11	RD-C
7416	33	0.11	RD-C
7416	34	0.11	RD-C
7416	35	0.11	RD-C
7416	36	0.11	RD-C
7416	37	0.11	RD-C
7416	38	0.11	RD-C
7416	39	0.11	RD-C
7416	40	0.11	RD-C
7416	41	0.11	RD-C

7415	15	0.17	RD-RR
7415	16	0.18	RD-RR
7415	17	0.14	RD-RR
7415	18	0.05	RD-RR
7415	19	0.14	RD-RR
7415	20	0.14	RD-RR
7415	21	0.14	RD-RR
7415	22	0.29	RD-RR
7415	23	0.14	RD-RR
7415	24	0.14	RD-RR
7415	25	0.14	RD-RR
7415	26	0.43	RD-RR
7416	4	0.23	RD-C
7416	5	0.41	RD-C
7416	6	0.3	RD-C
7416	7	0.19	RD-C
7416	8	0.3	RD-C
7416	9	19	RD-C
7416	10	0.3	RD-C
7416	11	0.19	RD-C
7416	12	0.3	RD-C
7416	42	0.14	RD-C
7416	43	0.17	RD-C
7416	44	0.17	RD-C
7416	45	0.17	RD-C
7416	46	0.17	RD-C
7416	47	1.14	RD-C
7416	50	0.75	RD-C
7502	18	1.07	RD-C
7502	19	0.4	RD-RR
7502	20	0.4	RD-RR
7502	21	0.4	RD-RR
7502	22	0.4	RD-RR
7502	23	0.4	RD-RR
7502	24	0.4	RD-RR
7502	25	0.4	RD-RR
7502	26	0.4	RD-RR
7502	27	0.17	RD-RR
7502	28	0.42	RD-RR
7601	15	1.44	RD-RR
7601	16	0.17	RD-RR
7601	17	0.96	RD-RR
7601	18	0.7	RD-RR
7601	19	0.73	RD-RR
7502	28	0.42	RD-RR
7601	15	1.44	RD-RR
7601	16	0.17	RD-RR
7601	17	0.96	RD-RR
7601	18	0.7	RD-RR
7601	19	0.73	RD-RR

N.J.A.C. 7:50-5.26 (b) (10) provides that public centralized sewer service treatment and collection facilities will be permitted to serve a Rural Development Area like Diamond Lakes, only in accordance with N.J.A.C. 7:50-6.84 (a)(2).

N.J.A.C. 7:50-6.84 (a)(2) provides that the development of new public waste water treatment or collection facilities which are designed to improve the level of nitrate/nitrogen attenuation of more than one existing on-site waste water treatment system where a public health problem has been identified are permitted provided that:

1. There will be no direct discharge into any surface water body.
2. The facility is designed only to accommodate waste water from existing residential, commercial and industrial development.
3. Adherence to #2 above cannot be achieved due to limiting site conditions or that the costs to comply with the standard will result in excessive user fees.
4. The design level of nitrate/nitrogen attenuation is the maximum possible within the cost limitations imposed by such user fee guidelines but in no case shall ground water exiting from the parcel or entering a surface body of water exceed five (5) parts per million nitrate/nitrogen.

In order to provide public centralized sewer service to the Diamond Lakes area it will first be necessary to fully document a public health problem. Once that has been done, it will then be necessary to demonstrate that the installation of the public sewer system will comply with N.J.A.C. 7:50-6.84 (a) (2) (i) through 6.84 (a) (2) (iv) and to restrict access to the sewer line to existing development only. This Master Plan Re-Examination Report makes these conditions explicit in the discussion of the Diamond Lakes Area.

See the following Map (Diamond Lakes Map) for the exact location of the public health concern area for possible sewer extension.





## Compliance with Goals and Objectives of the Master Plan

The suggested sewer service addition conforms to the current Master Plan. The goals and objectives that specifically apply are as follows:

### Goals:

- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- 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.
- 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.

### Objectives:

- To conserve and manage natural resources within the Township.
- To provide for streets, utilities, schools, parks, police and fire protection, and other municipal services sufficient to meet the needs of the residential and commercial areas of the Township.
- 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.
- 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.
- To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for future development.
- To carefully consider the costs and benefits of any utility extension to ensure that such extension promotes the logical and orderly extension of development adjacent to existing development.
- To encourage existing development to tie into new utility extensions.



**D. Rezoning an area from RG-MR, Regional Growth Moderate Residential District to RD-A, Rural Development Agricultural in order to bolster its agricultural utility.**

In the northern portion of the Township, generally bounded by Morgan Road, Orbanus Lane, Winslow Road 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 214 acres. According to the tax map and aerials, these parcels contain farmland and vacant land. Further details of these parcels are shown in the table on the next page.

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 uses at the intersection of Winslow and Malaga – the B&N Auto and Truck Repair Business and the B&N Auto Sales business.

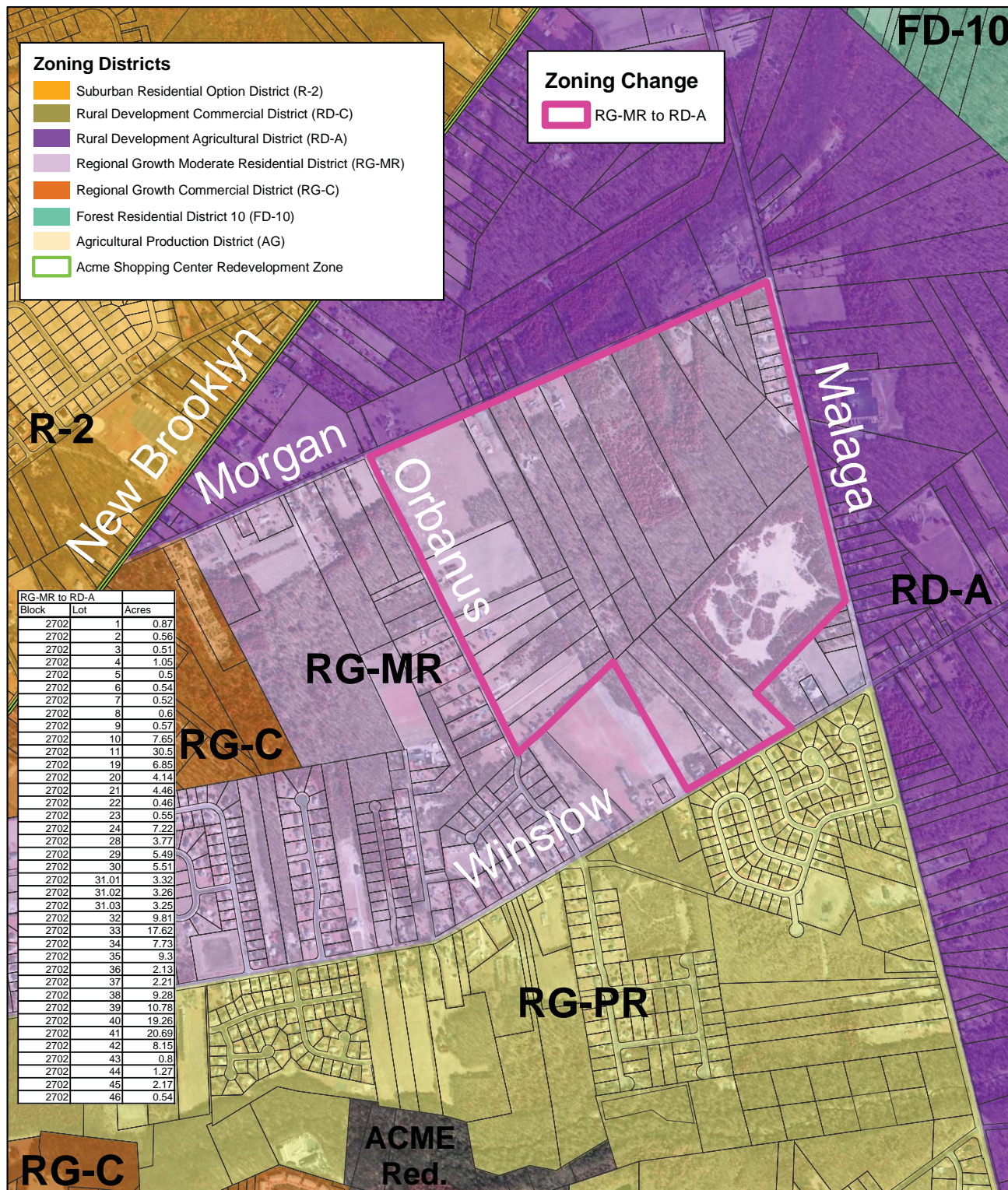
It is recommended that all of the properties identified in the table on the next page be rezoned from RG-MR to RD-A to energize agricultural use on large tracts of land in this area and

to further preserve its rural character. Primary permitted uses in the RD-A zoning district includes individual single family residential and agricultural uses on minimum 10 acre lots.

See the following Map (Morgan Road Area Zoning Change) for the exact location of the zoning map change.



Block	Lot	Acres	Original Zone	New Zone	Ownership
2702	1	0.87	RG-MR	RD-A	SCIRROTTO, ANTHONY J & GAE
2702	2	0.56	RG-MR	RD-A	SMITH, RUSSEL H & ARLINDA
2702	3	0.51	RG-MR	RD-A	SMITH, RUSSEL H & ARLINDA
2702	4	1.05	RG-MR	RD-A	DAGOSTINO, KEITH
2702	5	0.50	RG-MR	RD-A	HOOKE, CAROLYN BEVERLY
2702	6	0.54	RG-MR	RD-A	LLOYD, PAUL JR & ANNIE L
2702	7	0.52	RG-MR	RD-A	JONES, GLORIA JEAN
2702	8	0.60	RG-MR	RD-A	READ, WILLIAM & GINTHER, JANE
2702	9	0.57	RG-MR	RD-A	DAVIS, WILLIAM JR & SHIRLEY
2702	10	7.65	RG-MR	RD-A	GRANT DEVELOPMENT/ C/O T KETTANEH
2702	11	30.50	RG-MR	RD-A	PHILADELPHIA SUBURBAN DEVL PA
2702	19	6.85	RG-MR	RD-A	WERNER, JOHN JR
2702	20	4.14	RG-MR	RD-A	CARUSO, ANTHONY F
2702	21	4.46	RG-MR	RD-A	CARUSO, ANTHONY F
2702	22	0.46	RG-MR	RD-A	HATZ, JOANN
2702	23	0.55	RG-MR	RD-A	CARUSO, ANTHONY F
2702	24	7.22	RG-MR	RD-A	CARUSO, ANTHONY F
2702	28	3.77	RG-MR	RD-A	MULLER, SHIRLEY ANN
2702	29	5.49	RG-MR	RD-A	BAUGHMAN, HARRY D JR
2702	30	5.51	RG-MR	RD-A	YOUTHMAN, JOHN W & LISA C
2702	31.01	3.32	RG-MR	RD-A	BOULDEN, WALTER & BRENDA
2702	31.02	3.26	RG-MR	RD-A	GILLINGHAM, MICHAEL T & HOLLY L
2702	31.03	3.25	RG-MR	RD-A	TOBLER, KEITH & TOBLER, CAROLYN
2702	32	9.81	RG-MR	RD-A	STEFANOW, ROBERT W
2702	33	17.62	RG-MR	RD-A	LEHMAN, EDMOND J C/O HELEN
2702	34	7.73	RG-MR	RD-A	MCALIESE, CHERYL A
2702	35	9.30	RG-MR	RD-A	LONG, MICHAEL A & JENNIFER
2702	36	2.13	RG-MR	RD-A	BAUGHMAN, HARRY D JR
2702	37	2.21	RG-MR	RD-A	CARUSO, ANTHONY
2702	38	9.28	RG-MR	RD-A	MACDONALD, KENNETH L
2702	39	10.78	RG-MR	RD-A	DEVINE, EDWARD
2702	40	19.26	RG-MR	RD-A	PHILADELPHIA SUBURBAN
2702	41	20.69	RG-MR	RD-A	PHILADELPHIA SUBURBAN
2702	42	8.15	RG-MR	RD-A	LOMBARDO, GREGORY R
2702	43	0.80	RG-MR	RD-A	ROSE, DOROTHY
2702	44	1.27	RG-MR	RD-A	RUSK, KATHLEEN
2702	45	2.17	RG-MR	RD-A	SMITH, CHARLES W JR & CYNTHIA
2702	46	0.54	RG-MR	RD-A	COLEY, WM H
		213.89			



Morgan Road Area Zoning Change

Date: Jan 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

## Compliance with Goals and Objectives of the Master Plan

The zoning map change from RG-MR to Rural Development Agricultural (RD-A) conforms to the current Master Plan. The goals and objectives that specifically apply are as follows:

### 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 cultured 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.



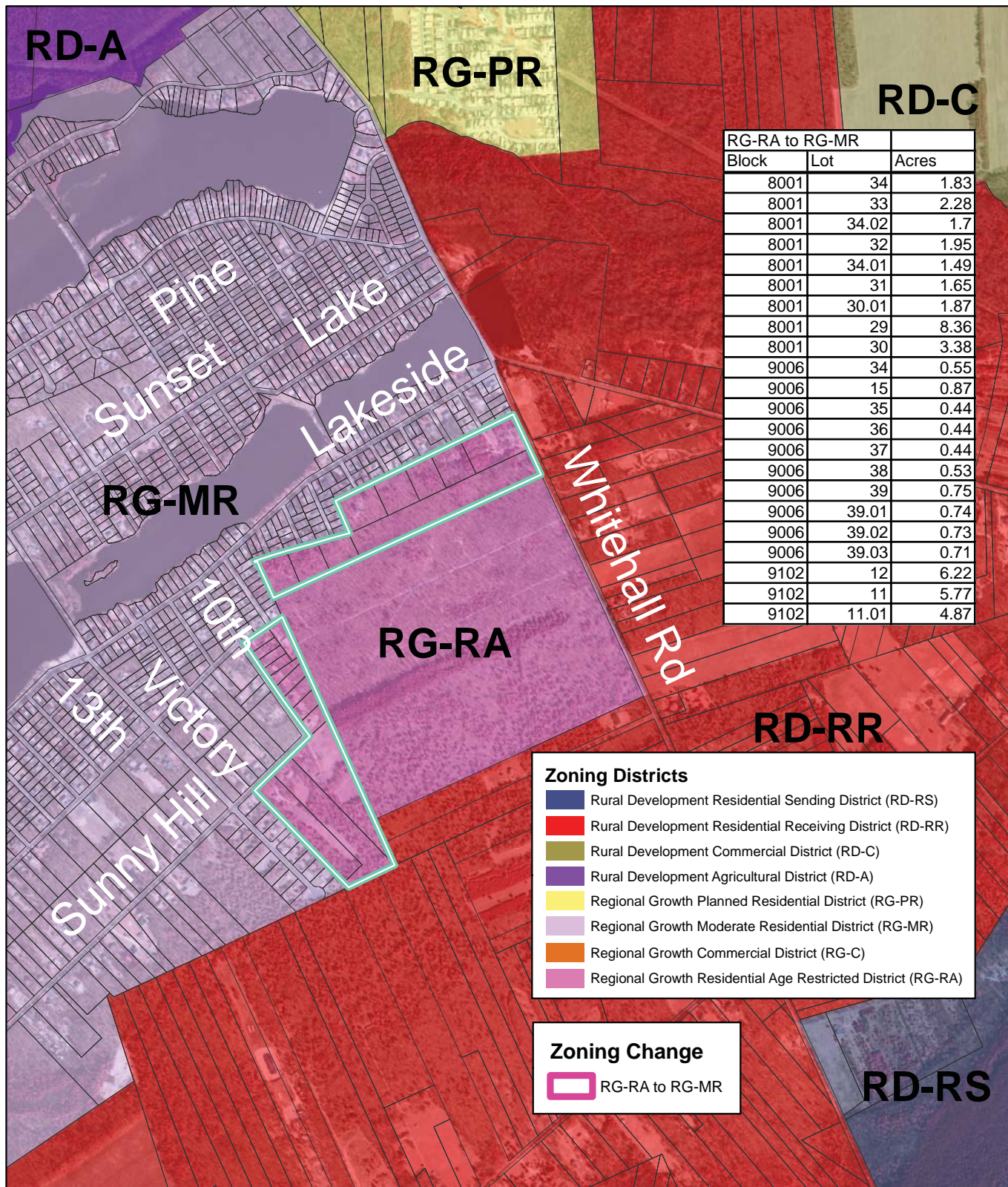
E. **Rezoning an area from RG-RA, Regional Growth Residential Age Restricted District to RG-MR, Regional Growth Moderate Residential District.**

South of Lakeside Drive and West of Whitehall Road is located two (2) small areas which are now zones RG-RA. Further details of these parcels are shown in the table below.

Block	Lot	Acres	Original Zone	New Zone	Ownership
8001	34	1.83	RG-RA	RG-MR	HAAS, GEORGE C & SHIRLEY
8001	33	2.28	RG-RA	RG-MR	BOVITT, ANTHONY G & PATRICIA
8001	34.02	1.70	RG-RA	RG-MR	HAAS, GEORGE C & SHIRLEY
8001	32	1.95	RG-RA	RG-MR	MILLER, BRENDA L
8001	34.01	1.49	RG-RA	RG-MR	HAAS, GEORGE C & SHIRLEY
8001	31	1.65	RG-RA	RG-MR	SANDERS, DOUGLAS
8001	30.01	1.87	RG-RA	RG-MR	JAROCH, RUTH
8001	29	8.36	RG-RA	RG-MR	JOHNSON, MARK
8001	30	3.38	RG-RA	RG-MR	KITCHENS, DORIS F
9006	34	0.55	RG-RA	RG-MR	KACY, JOHN J & IRENE
9006	15	0.87	RG-RA	RG-MR	EVERHAM, JEFFERY & TRACEY
9006	35	0.44	RG-RA	RG-MR	JEFFERSON, MARY LEE
9006	36	0.44	RG-RA	RG-MR	LAROSA JR, WILLIAM J & RUTH
9006	37	0.44	RG-RA	RG-MR	SUAREZ, WILLIAM & KIMBERLY
9006	38	0.53	RG-RA	RG-MR	ESPOSITO, SALVATORE J JR
9006	39	0.75	RG-RA	RG-MR	MAYER, FRANCIS & MICHELE R
9006	39.01	0.74	RG-RA	RG-MR	MCHUGH, PETER F & HELEN H
9006	39.02	0.73	RG-RA	RG-MR	WAGNER, ROY J & DEBORAH A
9006	39.03	0.71	RG-RA	RG-MR	RICHENDOLLAR, TIMOTHY
9102	12	6.22	RG-RA	RG-MR	JOHNSON, HELEN
9102	11	5.77	RG-RA	RG-MR	PITRE, CYRUS & JENNIFER
9102	11.01	4.87	RG-RA	RG-MR	LOSCALZO, JOSEPH & CINDY
		47.57			

The rezoning from RG-RA to RG-MR recognizes the fact that site plan approval has been granted for the construction of an age-restricted development known as “Colonial Estates at Whitehall” to be constructed on lots within the RG-RA zone except for those surrounding and adjacent lots proposed to be rezoned to RG-MR. The lots to be rezoned are all wooded. Access will be from stub streets off of Lakeside Drive, 10<sup>th</sup> Street and Sunny Hill Avenue. These lots will provide infill housing opportunities consistent with existing RG-MR development and zoning.

See the following Map (Rezoning Amendment 4) for the exact location of the zoning map change.



Whitehall Road Area Zoning Change  
 Date: Jan 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

## WHITEHALL ROAD AREA ZONING CHANGE

0 750 1,500 3,000 Feet





## Compliance with Goals and Objectives of the Master Plan

The zoning map change from RG-RA to RG-MR conforms to the current Master Plan. The goals and objectives that specifically apply are as follows:

### Goals:

- Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- Provide for a variety of residential, commercial, industrial, agricultural, institutional, 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.
- Eliminate the potential for conflicts among dissimilar land uses.

### 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 ensure sufficient space, privacy and convenience in all residential areas to meet accepted standards of community health, safety and welfare.
- To encourage infill residential development.
- To establish safe and convenient transportation routes to serve existing and future land uses.

**G. Amending the zoning ordinance to add definitions to Section 175-11 for Assisted Living Facility, Continuing Care and revising the definition for Long Term Care and/or Nursing Home.**

The Pinelands Commission recommended that the Township of Monroe's definition of "Assisted Living" be revised to read as follows: "A facility licensed by the New Jersey Department of Health and Senior Services pursuant to N.J.A.C. 8:36-1 et seq. which is designed and operated to provide apartment style housing and congregate dining while assuring that a coordinated array of supportive personnel and health service are available, as needed, to four (4) or more adult persons unrelated to the proprietor. Each unit in an assisted living facility shall offer, at minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance. Assisted living facility shall include assisted living residences and assisted living programs as defined at N.J.A.C. 8:36-1.3". The Commission also recommended that the Township of Monroe's definition of "Continuing Care" be revised to read as follows: "A development regulated in accordance with the rules of the Department of Community Affairs pursuant to N.J.A.C. 5:19 1.1 et seq. which provides a continuum of accommodations and care, from independent living to assisted living to long-term bed care in a nursing facility, at the same or another location to an individual pursuant to an agreement effective for the life of the individual or for a period greater than one year".

The ordinance should be amended to coincide with the following:

**As used in this Chapter, the following terms shall have the meanings indicated:**

ACCESSORY BUILDING, STRUCTURE OR USE – A building, structure or use which:

- A. Is subordinate and incidental to and serves a principal building, a principal structure, or a principal use, including but not limited to the production, harvesting and storage, as well as washing, grading and packaging, of unprocessed produce grown on site.
- B. Is subordinate in area, extent and purpose to a principal structure or a principal building or a principal use, including but not limited to cabanas, detached garages, carports, greenhouses, storage sheds, non-portable swimming pools, hot tubs and/or spas, gazebos and pergolas.
- C. Contributes primarily to the comfort, convenience or necessity of the occupants, business or industry of the principal structure, building or use served.
- D. Any accessory building or structure attached to a principal building shall be considered part of the principal building and shall be required to comply with all required setbacks for principal buildings around the periphery of the lot.
- E. A construction trailer shall be considered a permitted temporary accessory building or structure when approved pursuant to a development application.
- F. A storage trailer shall not be permitted as a temporary building or structure.
- G. Is located on the same parcel as the principal structure or principal use served.
- H. Is otherwise expressly authorized by the provisions of this chapter, N.J.S.A. 70:55D-1 et. seq. and/or the Pinelands Comprehensive Management Plan.

ACTIVE ADULT – An individual that is 55 years of age or older.

ASSISTED LIVING FACILITY – An Assisted Living Facility shall be a facility, licensed by the New Jersey Department of Health Senior Services pursuant to N.J.A.C. 8:36-1 et. seq. which is designed and operated to provide apartment style housing and congregate dining while assuring that a coordinated array of supportive personal and health services are available, as needed, to four (4) or more adult persons unrelated to the proprietor. Each unit in an Assisted Living Facility shall offer, at minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance. For purposes of this chapter, and Assisted Living Facility shall include assisted living residences and assisted living programs as defined at N.J.A.C. 8:36-1.3.

CONGREGATE CARE – A dwelling unit often developed as part of a continuing care retirement community with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other similar support services for residents.

CONTINUING CARE – A development regulated in accordance with the rules of the New Jersey Department of Community Affairs pursuant to N.J.A.C. 5:19-1.1 et seq. which provides a continuum of accommodations and care, from independent living to assisted living to long-term bed care in a nursing facility, at the same or another location to an individual pursuant to an agreement effective for the life of the individual or for a period greater than one (1) year.

INDEPENDENT LIVING – A living arrangement that maximizes independence and self-determination, especially of disabled persons living in a community instead of in a medical facility.

INDEPENDENT MEDICAL AND SPECIALTY CARE – Facilities and uses that include adult day care, hospice care, long-term care and respite care.

LONG TERM CARE AND/OR NURSING HOME – An institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to sick, invalid, infirm, disabled or convalescent persons in addition to lodging and boarding or health-related service, or any combination of the foregoing. Long-term care facility shall include the terms skilled nursing facility and intermediate care facility.

H. **Amending the zoning ordinance that deals with Section 175-157J, Accessory Dwelling Units.**

The Pinelands Commission conveyed that Ordinance 0:14-2007 does not make it clear that "accessory dwelling units" are dwelling units subject to the density standards of the zone within which they are located as well as the water quality standards of the CMP. Therefore, it is their recommendation that Ordinance 0:14-2007 be amended such that § 175-157(J)(7) reads: "No accessory dwelling unit shall receive a building permit unless the property owner demonstrates that the septic system is adequate to handle the increased loads occasioned by the additional occupancy of the property and complies with § 175-149(A) through (I)." Ordinance O:14-2007 should also be amended such that § 175-157(J)(1) includes the following language: "An accessory dwelling unit and the existing single-family detached dwelling unit to which it is accessory are each dwelling units. Both the accessory dwelling unit and the existing single-family detached dwelling unit to which it is accessory must comply with the density requirements and minimum lot size requirements of the zoning district within which they are located."

The ordinance should be amended to coincide with the following:



**General Standards:**

- J. Accessory dwelling units may be permitted as an accessory use in association with an existing single-family detached dwelling units.
- (1) An accessory dwelling unit is a small apartment which is part of an existing single-family owner-occupied home, and which is clearly secondary to the single-family home. The accessory dwelling unit shall have a kitchen, bathroom and no more than one (1) bedroom. An accessory dwelling unit and the existing single family detached dwelling unit to which it is accessory are each dwelling units. Both the accessory dwelling unit and the existing single family detached dwelling unit to which it is accessory must comply with the density requirements and minimum lot size requirements of the zoning district within which they are both located.
  - (2) Owner-occupied means that either the principal dwelling unit or the accessory dwelling unit is occupied by a person who has a legal or equitable ownership interest in the property and bears all or part of the economic risk of decline in value of the property.
  - (3) An accessory dwelling unit may be permitted as an accessory use to an existing single-family home detached dwelling unit under the following conditions:
    - (a) Only one (1) accessory dwelling unit is permitted per lot. The accessory dwelling unit shall be located in the same building as the principal dwelling unit or in a building accessory to the principal dwelling unit. Any structure containing an accessory dwelling unit must meet minimum yard and setback requirements for the principal structure. All relevant zoning requirements shall be met.
    - (b) The maximum floor area of an accessory dwelling unit shall be 1,000 square feet or 1/3 the living space of the principal dwelling, whichever is less; provided that this limitation shall not be construed to require an accessory dwelling unit smaller than that required by the New Jersey Mortgage Finance Agency for funding purposes.
    - (c) A zoning permit for the proposed construction of a new accessory dwelling unit or the creation of a new accessory dwelling unit within an existing building must be issued by the Zoning Officer. Planning Board approval is not required for an accessory dwelling unit.

- (d) The section is intended to create year-around housing. Therefore, the accessory dwelling unit may not be utilized for short-term (less than 12 months).
- (e) The property owner must occupy either the principal dwelling unit or the accessory dwelling unit as his/her principal residence, and at no time receive rent for the owner-occupied unit.
- (f) No accessory dwelling unit shall receive a building permit unless the property owner demonstrates that an adequate potable water supply is available.
- (g) No accessory dwelling unit shall receive a building permit unless the property owner demonstrates that the septic system is adequate to handle the increased loads occasioned by the additional occupancy of the property and complies with Sections 175-149 (A) through (I).
- (h) The accessory dwelling unit shall be in full compliance with all applicable health and construction codes prior to occupancy.
- (i) One (1) off-street parking space must be provided for each vehicle registered to occupants of the one (1) bedroom accessory dwelling unit, in addition to the off-street parking required for the principal dwelling unit. In general, new parking must comply with current parking standards.
- (j) An accessory dwelling unit shall be designed to maintain the architectural design, style, appearance, and character of the main building as a single-family residence. If an accessory dwelling unit extends beyond the existing footprint of the main building, such an addition must be consistent with the existing façade, roof pitch, siding, and windows.
- (k) Exterior stairs are restricted to the rear or sides of the structure wherever practicable.
- (l) A home occupation or home business may be conducted, subject to existing regulations, as an accessory use to either the accessory dwelling unit or the principal dwelling unit, but not both.

I. **Amending the zoning ordinance that deals with Section 175-125. Open Space and providing supporting documentation for contributions in-lieu of open space and recreation facilities.**

The Pinelands Commission requested that the Township prepare a justification for the proposed increase in the minimum required contribution in-lieu of providing recreation facilities as well as an explanation of the proposed method of calculating the value of open space land for purposes of determining the appropriate amount of the fee required pursuant to Ordinance 0:13-2007 in lieu of providing open space land.

Calculation of in lieu contribution of providing open space and recreation facilities is based upon Ordinance Requirements. The total cost for acquisition and development is summarized below. It is estimated that the cost for the acquisition of an acre of land is \$35,000.

Developments with 10 to 50 units require one tot lot. It was determined that 0.34 acres (approximately 162' x 92') would be required for the tot lot which includes two benches, two tables and bench sets, one swing set with four swings, one single-platform whirl, seven feet eight inches in diameter, two saddle mates, climber one sandbox, one slide, one trash receptacle, walkways, 15 parking spaces with two accessible spaces, a fifteen foot perimeter buffer of trees, irrigation system, and subsurface drainage system to retain the net increase of impervious surface from a ten year storm with the minimum use zones as recommended by the equipment manufacturer.

Developments with 51-150 units require one tot lot, one tennis court and one basketball court. It should be noted that section 175-125.L(3) indicates that a tennis court shall be constructed in pairs (two courts) and also indicates the necessary components for the tennis courts. It was determined that 0.60 acres (approximately 144' x 198' irregular) would be required for the tennis court (two courts), six parking spaces with two accessible spaces, a fifteen foot perimeter buffer of trees with irrigation, lighting and a subsurface drainage system designed to retain the net increase in impervious surface from a ten year design storm as required in the Pinelands. It was determined that 0.46 acres (approximately 134' x 148') would be required for the basketball court, eleven parking spaces with two accessible spaces, a fifteen foot perimeter buffer of trees with irrigation, lighting and a subsurface drainage system designed to retain the net increase in impervious surface from a ten year design storm as required in the Pinelands.

The area required for two tot lots, two tennis courts and one basketball court is 2.12 acres, with a land acquisition cost of \$74,200 ( $\$35,000 \times 2.12$ ), an improvement cost of \$976,034.50 for a total cost of \$1,050,234.00. This applies to developments with 151-200 dwelling units. Utilizing the median number of units of 175, a contribution of \$6,001.34 per lot ( $\$1,050,234.00/175$ ) for active recreation would be required.

The area required for one tot lot, one pair of tennis courts and one basketball court is 1.29 acres, with a land acquisition cost of \$45,150 ( $\$35,000 \times 1.29$ ), an improvement cost of \$583,226.00 for a total cost of \$628,376.00. This applies to developments with 51-150 units. Utilizing a median number of units of 100, a contribution of \$6,283.76 per lot ( $\$628,376.00/100$ ) for active recreation would be required.

The area required for one tot lot is 0.34 acres, with a land acquisition cost of \$11,900.00 ( $\$35,000 \times 0.34$ ), an improvement cost of \$137,958.00 for a total cost of \$149,858.00. This applies to developments with 10-50 units. Utilizing a median number of units of 30, a contribution of \$4,995.27 per lot ( $\$149,858.00/30$ ) for active recreation would be required.

In order to insure that all residential development participated in providing active recreation, a median number of 25 units was applied to determine the contribution which would account for residential developments with less than ten units. Utilizing a median number of units of 25 a contribution of \$5,994.32 ( $\$149,858.00/25$ ) per lot for active recreation would be required.

To summarize:

Developments with 151-200 units (median 175) = \$6,001.34

Developments with 51-150 units (median 100) = \$6,283.76

Developments with 10-50 units (mean 30) = \$4,995.27.

Accounting for developments with fewer than 10 units, one can utilize the median of 0-50 units (25) to account for developments with under 10 units: the amount = \$5,994.32.

Therefore, the in-lieu contribution for 2008 could be \$5,994.32. This is based upon utilizing the higher cost calculated between the mean and median number of lots for developments from 10-50 units (utilizing a median of 25 to account for developments less than 10 lots).

Sections 175-125N (4) and (7) currently require an in-lieu fee of \$3,500 per dwelling unit and/or lot. It is now recommended that the fee be increased to \$5,900 in accordance with the above calculations.



The following charts contain estimates for the construction costs for a tot lot, tennis court and basketball court. Cost estimates could also, but have not been increased to account for a fall surface under the play equipment, tot lot edging, fence mounted windscreen and benches for tennis courts and increased cost for pavement surface materials.

**PROJECT NAME: Tot Lot**

Item No.	Description	Units	Quantity	Est. Unit Price	Amount
1	Silt Fence	LF	488	\$1.50	\$732.00
2	Roadway Excavation	CY	200	\$8.00	\$1,600.00
	Unclassified				
3	Clearing Site	AC	0.34	\$10,000.00	\$3,400.00
4	Construction Entrance	LS	1	\$900.00	\$900.00
5	Dense Graded Aggregate	SY	415	\$8.00	\$3,320.00
	Base Course, 6" Thick				
6	Chain Link Fence, 4" High	LF	268	\$33.00	\$8,844.00
7	HMA Surface Course, MIX				
	1-5, 2" Thick	TON	50	\$60.00	\$3,000.00
8	24" HDPE Perforated Pipe	LF	300	\$50.00	\$15,000.00
9	Inlets, Type E	UNIT	2	\$3,500.00	\$7,000.00
10	Crushed Stone	CY	142	\$30.00	\$4,260.00
11	Filter Fabric	SY	533	\$2.50	\$1,332.50
12	Concrete Sidewalk 4"	SY	117	\$40.00	\$4,680.00
	Thick				
13	Gates, Chain Link Fence,	UNIT	1	\$750.0	\$750.00
	5" Wide				
14	Play Sand	SY	3,000	\$2.00	\$6,000.00
15	Swing Set	UNIT	1	\$6,550.00	\$6,550.00
16	Climber	UNIT	1	\$1,600.00	\$1,600.00
17	Saddle Mate	UNIT	2	\$1,600.00	\$3,200.00
18	Slide	UNIT	1	\$5,900.00	\$5,900.00
19	Whirl	UNIT	1	\$5,225.00	\$5,225.00
20	Fertilizing and Seeding,	SY	815	\$0.80	\$652.00
	Type A-3				
21	Topsoiling	SY	815	\$2.50	\$2,037.50
22	Site Irrigation	LS	1	\$16,500.00	\$16,500.00
23	Evergreen Trees	UNIT	160	\$150.00	\$24,000.00
24	Shade Trees	UNIT	6	\$450.00	\$2,700.00
25	Benches	UNIT	2	\$825.00	\$1,650.00

<u>26</u>	Table & Bench Set	UNIT	2	\$1,500.00	\$3,000.00
<u>27</u>	Trash Receptacle	UNIT	1	\$800.00	\$800.00
<u>28</u>	Sand Box	UNIT	1	\$1,000.00	\$1,000.00
<u>29</u>	Pavement Markings	LS	1	\$500.00	\$500.00
<u>30</u>	Accessible Signs	UNIT	2	\$200.00	\$400.00
<b>TOTAL CONSTRUCTION COST:</b>				<b>\$137,958.00</b>	

**PROJECT NAME: Tennis Court**

Item No.	Description	Units	Quantity	Est. Unit Price	Amount
1	Silt Fence	LF	660	\$1.50	\$990.00
2	Roadway Excavation	CY	600	\$8.00	\$4,800.00
	Unclassified				
3	Clearing Site	AC	0.65	\$10,000.00	\$6,500.00
4	Construction Entrance	LS	1	\$900.00	\$900.00
5	Dense Graded Aggregate	SY	1,800	\$8.00	\$14,400.00
	Base Course 6" Thick				
6	Chain Link Fence, 10" High	LF	463	\$42.00	\$19,446.00
7	HMA Surface Course, Mix 1-5	TON	180	\$60.00	\$10,800.00
8	24" HDPE Perforated Pipe	LF	1,040	\$50.00	\$52,000.00
9	Inlets, Type E.	UNIT	2	\$3,500.00	\$7,000.00
10	Crushed Stone	CY	495	\$30.00	\$14,850.00
11	Filter Fabric	SY	1,387	\$2.50	\$3,467.50
12	Concrete Sidewalk, 4" Thick	SY	40	\$40.00	\$1,600.00
13	Gates, Chain Link Fence, 5" Wide	UNIT	1	\$750.00	\$750.00
14	HMA Base Course, MIX 1-2	TON	370	\$60.00	\$22,200.00
15	HMA Surface Course, SP-1	TON	90	\$45.00	\$4,050.00
16	Surface Color Coating	SF	13,680	\$0.75	\$10,260.00
17	Court Posts	UNIT	4	\$525.00	\$2,100.00
18	Court Nets	UNIT	2	\$235.00	\$470.00
19	Center Strap & Ground Anchor	UNIT	2	\$75.00	\$150.00
20	Fertilizing & Seeding, Type A-3	SY	890	\$0.80	\$712.00
21	Topsoiling	SY	890	\$2.50	\$2,225.00
22	Site Irrigation	LS	1	\$6,800.00	\$6,800.00
23	Evergreen Trees	UNIT	204	\$150.00	\$30,600.00
24	Shade Trees	UNIT	20	\$400.00	\$8,000.00
25	Benches	UNIT	2	\$825.00	\$1,650.00
26	Court Striping	LF	960	\$0.50	\$480.00
27	Lighting	UNIT	4	\$6,500.00	\$26,000.00
28	Pavement Markings	LS	1	\$500.00	\$500.00
29	Accessible Signs	UNIT	2	\$200.00	\$400.00
30	Concrete Wheel Stops	UNIT	6	\$125.00	\$750.00
<b>TOTAL CONSTRUCTION COST:</b>				<b>\$254,850.50</b>	

**PROJECT NAME: Basketball Court**

Item No.	Description	Units	Quantity	Est. Unit Price	Amount
1	Silt Fence	LF	540	\$1.50	\$810.00
2	Roadway Excavation	CY	400	\$8.00	\$3,200.00
	Unclassified				
3	Clearing Site	AC	0.46	\$10,000.00	\$4,600.00
4	Construction Entrance	LS	1	\$900.00	\$900.00
5	Dense Graded Aggregate	SY	1,295	\$8.00	\$10,360.00
	Base Course 6" Thick				
6	Chain Link Fence, 10" High	LF	343	\$40.00	\$13,720.00
7	HMA Surface Course, Mix 1-5	TON	135	\$60.00	\$8,100.00
8	24" HDPE Perforated Pipe	LF	770	\$50.00	\$38,500.00
9	Inlets, Type E.	UNIT	2	\$3,500.00	\$7,000.00
10	Crushed Stone	CY	365	\$30.00	\$10,950.00
11	Filter Fabric	SY	1,027	\$2.50	\$2,567.50
12	Concrete Sidewalk, 4" Thick	SY	70	\$40.00	\$2,800.00
13	Gates, Chain Link Fence, 5" Wide	UNIT	1	\$750.00	\$750.00
14	HMA Base Course, MIX 1-2	TON	195	\$60.00	\$11,700.00
15	HMA Surface Course, SP-1	TON	45	\$45.00	\$2,025.00
16	Basketball Goals	UNIT	2	\$2,000.00	\$4,000.00
17	Fertilizing and Seeding, Type A-3	SY	800	\$0.80	\$640.00
18	Topsoiling	SY	800	\$2.50	\$2,000.00
19	Site Irrigation	LS	1	\$6,120.00	\$6,120.00
20	Evergreen Trees	UNIT	164	\$150.00	\$24,600.00
21	Shade Trees	UNIT	16	\$400.00	\$6,400.00
22	Court Striping	LF	800	\$0.50	\$400.00
23	Lighting	UNIT	4	\$6,500.00	\$26,000.00
24	Pavement Markings	LS	1	\$500.00	\$500.00
25	Accessible Signs	UNIT	2	\$200.00	\$400.00
26	Concrete Wheel Stops	UNIT	11	\$125.00	\$1,375.00
<b>TOTAL CONSTRUCTION COST:</b>				<b>\$190,417.50</b>	



The open space ordinance should be amended to coincide with the following:

**Open Space: Section 175-125**

- A. Open space shall be provided in every major residential *subdivision or* development in an amount as required by Article XIV of this chapter. The open space shall be easily accessible from all parts of the development and shall include, at a minimum, all floodplain and wetlands areas; provided, however, areas of floodplains, wetlands, wetlands buffer up to 50 feet or stormwater basins may not be counted for more than 50% of the required open space.
- E. In the designation of open space areas, consideration shall be given to providing for continuity of open space between sections of a development and between open space within a development and open space on adjacent lands. Open space shall be distributed throughout the development so that there is a hierarchy of activities from preservation areas to passive open space adjacent to and between each residential cluster. Designating all open space in one portion of a development is discouraged.
- H. All land set aside for open space shall be developed with active and passive recreational facilities to service the needs of the future resident population. The Planning Board shall have complete and final determination as to the adequacy, usefulness and functionalism of the lands set aside for open space. Active and passive recreational facilities shall include, but not be limited to, ball fields for baseball, soccer and football, multipurpose fields, basketball and tennis courts, multipurpose court areas, children's playground equipment including tot lots, passive picnic or sitting areas, swimming pools, bicycle paths and jogging trails, barrier-free designs for the disabled, community buildings and other amenities like benches and sitting areas along pathways and garden plots. Any lands set aside for open space in the FD-10 and FD-40 Zones shall only be developed with low-intensive recreational facilities.
- L. In all residential developments which require open space and recreation facilities, the developer shall install, as a minimum, the following recreational facilities on the land which has been set aside for open space area and active recreational purposes. Such facilities shall be located and screened to provide privacy for the users and to avoid nuisances such as noise and glare with respect to the residential uses within the development. The Planning Board may, at its discretion, alter the following schedule of open space and active recreation facilities required, or require equivalent facilities.

Dwelling Units	Minimum Open Space Area (Acres)	Tot Lots <sup>1</sup>	Tennis Courts <sup>3</sup>	Basketball Grounds <sup>4</sup>	Multi- purpose Fields <sup>7</sup>	Play Grounds <sup>2</sup>	Neighborhood Parks <sup>9</sup>
1 – 9	0	--	--	--	--	--	--
10 – 50	1	1	--	--	--	--	--
51 – 150	5	1	1	1	--	--	--
151 – 200	10	2	2	1	--	--	--
201 – 250	15	2	2	1	1	1	--
251 – 350	20	2	3	1	1	1	--
351 – 450	30	2	4	1	1	1	--
450 Plus	30	4	8	4	2	2	1

(1) Tot-lots. Tot-lots shall be a minimum of 5,000 square feet excluding areas required for fencing, buffering or walkways and shall contain, as a minimum, the following improvements:

(a) Four (4) foot high chain link fence with gate and/or other landscape buffering or screening bordering residential properties and roadways.

(b) Two (2) benches, each to be eight (8) feet long and constructed of aluminum.

(c) Two (2) table and bench sets.

(d) Ground cover shall be in accordance with the requirements of the New Jersey Uniform Construction Code, Playground Safety Subcode.

(e) One (1) swing set with four (4) swings, two of which shall be tot swings, one (1) tot chair and one (1) slashproof belt seat 2 3/8 inches outside diameter; legs and top rails with 2 7/8 inches outside diameter fittings, eight (8) feet in height.

(f) One (1) single-platform whirl seven (7) feet eight (8) inches in diameter.

(g) Two (2) saddle mates with metal "c" springs.

(h) One (1) climber, two (2) feet by twelve (12) feet, with a height of approximately four (4) feet seven (7) inches.

(i) One (1) sandbox, fifteen (15) feet by fifteen (15) feet.

(k) One (1) trash receptacle with retractable bottom, ten-gallon capacity, green in color.

(2) Playgrounds. Playgrounds shall be not less than three (3) acres in size, excluding areas required for fencing, buffering or walkways, and shall contain, as a minimum, the following improvements:

(a) Not fewer than one (1) tot-lot as defined above.

(b) Not fewer than one (1) play lot which shall contain, as a minimum, the following improvements:

[1] One (1) heavy-duty swing set with legs and top rail not less than 2 3/8 inches outside diameter and with two-and-seven-eighths-inch fittings. The swing set is to be at least ten (10) feet in height with not fewer than four (4) slash-proof belt-type seats.

[2] One (1) bicycle rack not less than ten (10) feet in length, of aluminum construction or such other materials as may be approved by the Township Planning Consultant.

(c) Playing fields and courts.

[1] Not less than 2.25 acres of seeded or sodded open space (not otherwise utilized as a tot-lot and/or playground) which shall, as a minimum, contain one of the following:

[a] Two (2) basketball and two (2) tennis courts.

[b] One (1) baseball and one (1) softball field.

[c] One (1) football and one (1) soccer field.

[2] Football and soccer fields may share all or portions of the same open area.

- [3] Baseball and softball fields may share portions of the same open area.
  - [4] Where playing fields as noted above share all or portions of the same area, the layout of such fields shall be subject to the approval of the Township Planning Consultant.
- (3) Tennis courts. Tennis courts shall be of regulation sealer and in all cases shall be constructed in pairs (two (2) courts) and shall be constructed as follows:
  - (a) The courts shall be four (4) inches of bituminous stabbed base on a properly prepared subgrade as set forth by the Township Engineer, on one-and-one-half (1.5) inches of FABC leveling course, and one-and-one-half (1 ½) inch SP-1 vinyl latex top course and shall be color-coated with light green for the in-play and brick red for the out-of-play. The sealer shall be California Products Corporation or equal as approved by the Township Planning Consultant.
  - (b) There shall be one (1) set of ground sockets set in concrete on each court.
  - (c) There shall be one (1) set of tennis posts three-and-one-half (3 ½) inches outside diameter with heavy-duty nylon tennis nets on each court.
  - (d) There shall be one (1) reel per court.
  - (e) Tennis courts shall be surrounded with a twelve (12) foot high green vinyl chain link fence with entrance gate and buffered planting as designated by the Township Planning Consultant.
  - (f) Night lighting may be required by the Planning or Zoning Board. If required, night lighting with timers shall be approved by the Township Planning Consultant.
  - (g) One (1) bench eight (8) feet in length and constructed of aluminum shall be installed at each court.
- (4) Basketball courts. Basketball courts shall be a minimum size of 50 feet by 84 feet and shall contain, as a minimum the following requirements:
  - (a) Two (2) fan shaped aluminum basketball backstops.



(b) Two (2) four and one half (4 ½) inch outside diameter basketball posts with forty-eight (48) inch extension.

(c) Two (2) double ring and double brace goals with metal nets.

(d) Four (4) inches of bituminous stabbed base course on a properly prepared subgrade as set forth by the Township Engineer, 1.5 inches of FABC leveling course, and one (1) inch SP-1 vinyl latex top course.

(e) Night lighting may be required by the Planning or Zoning Board. If required, night lighting with timers shall be approved by the Township Planning Consultant.

- (5) Baseball or softball fields. The baseball/softball fields shall have a minimum slope of 2% and not to exceed 3%, with grading to be approved by the Township Engineer, and shall contain, as a minimum, the following requirements:

(a) Baseball/softball field combinations should conform to the recommended standards in design.

(b) There shall be one (1) backstop with four (4) panels: two (2) ten (10) foot back panels and two (2) side panels ten (10) feet high with complete overhang over the back and side panels.

(c) There shall be two (2) side fences, four (4) feet high and twenty (20) feet long, with chain link fencing on both sides of the side panels.

(d) There shall be two (2) fifteen (15) foot long players' benches, constructed of aluminum.

(e) The infield should be covered with infield dirt as required by the Township Engineer.

- (6) Football/soccer fields. Football/soccer fields should be a minimum of 1 ¾ acres and shall have a minimum of 2% percent slope and not to exceed 3% percent slope and shall be approved by the Township Engineer. All fields should be designed so as to face north to south and should contain, as a minimum, the following requirements:

(a) Football/soccer field combinations should conform to the recommended

standards in design.

(b) There shall be two (2) combination football/soccer posts.

(c) There shall be two (2) heavy-duty nylon soccer nets.

(d) There shall be two (2) aluminum benches, each fifteen (15) feet in length.

(7) Multipurpose fields. Multipurpose fields shall be a minimum size of 250 feet by 420 feet, exclusive of area required for fencing, screening, buffering and parking facilities or other ancillary facilities, and shall contain, as a minimum, the following improvements:

(a) Completely grassed field.

(b) Baseball/softball backstop in one corner of the site.

(c) Football/soccer field goal posts made of pipe at each end of the field.

(d) A minimum of two percent and maximum of three percent slope.

(e) Night lighting may be required by the Planning or Zoning Board. If required, night lighting with timers shall be approved by the Township Planning Consultant.

(8) Pedestrian, bicycle and fitness trails.

(a) Pedestrian and bicycle trails when constructed as one trail shall be a minimum of six (6) feet wide. Fitness trails are to be a minimum of three (3) feet wide. Trails should be constructed free of branches or other obstructions, are to have a minimum slope of 2% and should follow the contour of the area where possible. Trails should be constructed of two (2) inch FABC-1 surface course over six (6) inches of quarry blend. Paths should generally follow ground contours, streams, lakes, ponds or other natural features and shall have a destination. When crossing roadways in a development, appropriate depressed curbing, signs and crosswalk striping shall be provided.

(b) Walkways and bicycle paths shall have information signs. If trails are designed to be specifically used for bicycles, then a sign marked with the international bicycling symbol shall be used. The path system shall meet the following requirements:

[1] Fitness trails shall be twenty (20) piece unit with information signs explaining use of each apparatus (wooden units).

[2] Pedestrian walkways shall have one (1) aluminum park bench, six (6) feet in length, for every half ( $\frac{1}{2}$ ) mile.

[3] Information signs shall be placed at various points of interest along the trail.

(9) Neighborhood parks. A neighborhood park shall be a minimum of seven (7) acres. Included in the minimum acreage is fencing, screening, buffering and landscaping bordering residential properties or any roadway and shall contain, as a minimum, the following requirements:

(a) Tot-lot. One (1) fully enclosed with four (4) foot high chain link fence, one (1) entrance gate.

(b) Playground: one (1).

(c) Multipurpose paved courts: two (2) basketball and two (2) tennis courts.

(d) Multipurpose field: one (1) baseball/softball and one (1) combination football/soccer field.

(e) Picnic area: a minimum of half ( $\frac{1}{2}$ ) acre and shall have, as a minimum, five (5) aluminum picnic tables and three (3) grills.

(f) Parking area: a minimum of one (1) car per three hundred (300) persons of population served with not fewer than ten (10) parking spaces, with two (2) parking spaces for the disabled.

(10) Barrier-free site designs for the disabled. All tot-lots, playgrounds, tennis/

basketball courts, parks and any other recreation areas shall be barrier-free so as to allow accessibility for the disabled. Such areas are to be fully accessible, both in the active areas as well as in the passive areas, and shall contain, as a minimum, the following requirements:

(a) There shall be two (2) parking spaces for the handicapped with international disabled person symbol.

(b) Walkways shall be a minimum of six (6) feet wide for easy mobility.

(c) There shall be access ramps where steps are otherwise required on entrance to any recreational site. Ramps shall be four (4) feet wide with two (2) continuous handrails 32 inches high. All ramps shall be designed to meet ADA requirements.

(d) Gates on all chain link fences shall have a clear opening of 34 inches.

(e) On all walkways which cross roads or sidewalks, a depressed curb shall be provided for accessibility by the handicapped.

(11) Community buildings. In developments of over 150 dwelling units, consideration shall be given toward a recreation center/community multipurpose building. Such facilities should be within walking or easy biking distance of the majority of the residents it is intended to serve.

(12) Other amenities. Consider jogging trails and exercise areas a residential age-restricted project. Provide benches and sitting areas along pathways where appropriate and particularly where they can incorporate or provide views of a significant landscape feature, recreational facility or interesting site design of the project. Consider an area reserved for small garden plots in larger developments.

M. The Board may require a developer to make certain site preparation improvements to the open spaces and may require that the site preparation improvements are made a part of the plan and are noted therein. These improvements may include, as a minimum, the following:

(1) Removal of dead or diseased trees.

(2) Thinning of trees or other growth to encourage more desirable growth.



- (3) Grading and seeding.
- (4) Improvements or protection of the natural drainage system by the use of protective structures, stabilization measures and other similar devices.

N. Contributions in-lieu of open space and recreation facilities.

- (1) The Board may determine that good planning and use of resources on a community-wide basis requires that recreational improvements and open space that would otherwise be required within a cluster development be waived and instead the developer be required to contribute to a fund to be used by the Township of Monroe. Such fund shall be used only in accordance with the Township's Master Plan and in accordance with the Capital Improvement Plan of the Township as approved by the Township Council on recommendation from the Planning Board.
- (2) Where the Board determines that active recreational improvements and open space will be waived, any approval by the Board for development shall contain findings of fact as to the need to devote recreational and open space resources elsewhere and shall, as a condition of such development approval, require the applicant to enter into an agreement with the Township Council to pay its fair share of the cost of such recreational improvements and the value of land for recreational purposes. The agreement shall provide for payments in amounts and at development milestones as has been applied to other interested parties similarly situated to the developer in question within the zone.
- (3) The amount of the contribution required pursuant hereto in-lieu of construction of active and passive recreation facilities and the value of the land for recreational purposes shall be \$5,900 per dwelling unit and/or lot. An evaluation of the costs may be reviewed annually by the Township Council in order to determine if the per lot or unit contribution needs to be adjusted.
- (4) Payment of the contribution required pursuant hereto shall be made prior to the signing of the final plans by the Planning or Zoning Board Chairman, Planning or Zoning Board Secretary and Township Clerk and shall be equal to the per-lot amount times the number of building lots shown on the final plans to be signed and filed and shall be made payable to the designated parks and recreation fund.

- (5) The cash bequest in-lieu of recreation facilities and open space shall be used exclusively for Township park and recreation purposes and shall be placed in the current budget line item designated "parks and playgrounds, other expenses". The contribution in-lieu of recreation facilities shall be placed in the budget by way of a dedication by rider. The Township Council and Mayor shall be provided with a quarterly report as to the status of said account.
- (6) All major residential subdivision or developments except age-restricted and affordable projects, that do not contain open space for the purpose of providing on-site recreation facilities shall also be required to pay the in-lieu fee of \$5,900 per dwelling unit and/or lot.

- J. **Amending the existing sewer service plan to remove the area now shown over the identified area in Section D above and including a possible sewer connection to the Diamond Lakes area.**

The sewer service area is proposed for removal because the zone map is being changed from RG-MR, Regional Growth Moderate Residential District to RD-A, Rural Development Agricultural, which does not permit sewer service. Removal of this area from the sewer service area plan will assist in the promotion of agricultural preservation and low density development.

A possible sewer connection has been shown to be consistent with the description in Section C above.



## 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: Jan 2008  
 Drawn By: AR  
 Source: The base sewer service area for this map is taken from the MMUA WMP Amendment Map created by Federali & Alon 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 GLOUCESTER COUNTY



# SEWER SERVICE AREA & PROPOSED AMENDMENTS



**SERVICE AREA  
TOWNSHIP, NJ**



**melvin|kernan**  
development strategies

K. **Circulation System Amendments to add more proposed bus stops.**

With anticipated commercial development expected to draw more regional consumers (Acme Shopping Center and Mink Lane Redevelopment Sites, development at Rt. 322 and Fries Mill Road, and possible large scale retail establishment(s) on the Black Horse Pike), now is an appropriate time to re-examine regional access to Monroe Township.

In order to relieve traffic congestion between the Atlantic City Expressway and the Black Horse Pike, an additional exit for the Atlantic City Expressway is recommended. An Expressway exit at Winslow Road (potential Interchange 33) is suggested in order to provide a more direct route to the center of Monroe and to establish an alternative to Sicklerville Road and the Black Horse Pike.

It is also suggested that the proposed South Jersey Light Rail Transit system be routed through Monroe Township from Glassboro to Williamstown along Glassboro Williamstown Road, and from Williamstown to Winslow along Sicklerville Road. Such a link would provide direct transit access to coming development centers such as new development at the intersection of Fries Mill Rd & Rt. 322 as well as to the future commercial development at the Mink Lane Redevelopment Site.

These additions are hereby made to the Circulation Element of the Master Plan with adoption of this amendment. These circulation recommendations are illustrated in the revised Circulation Map on that follows.

## Compliance with Goals and Objectives of the Master Plan

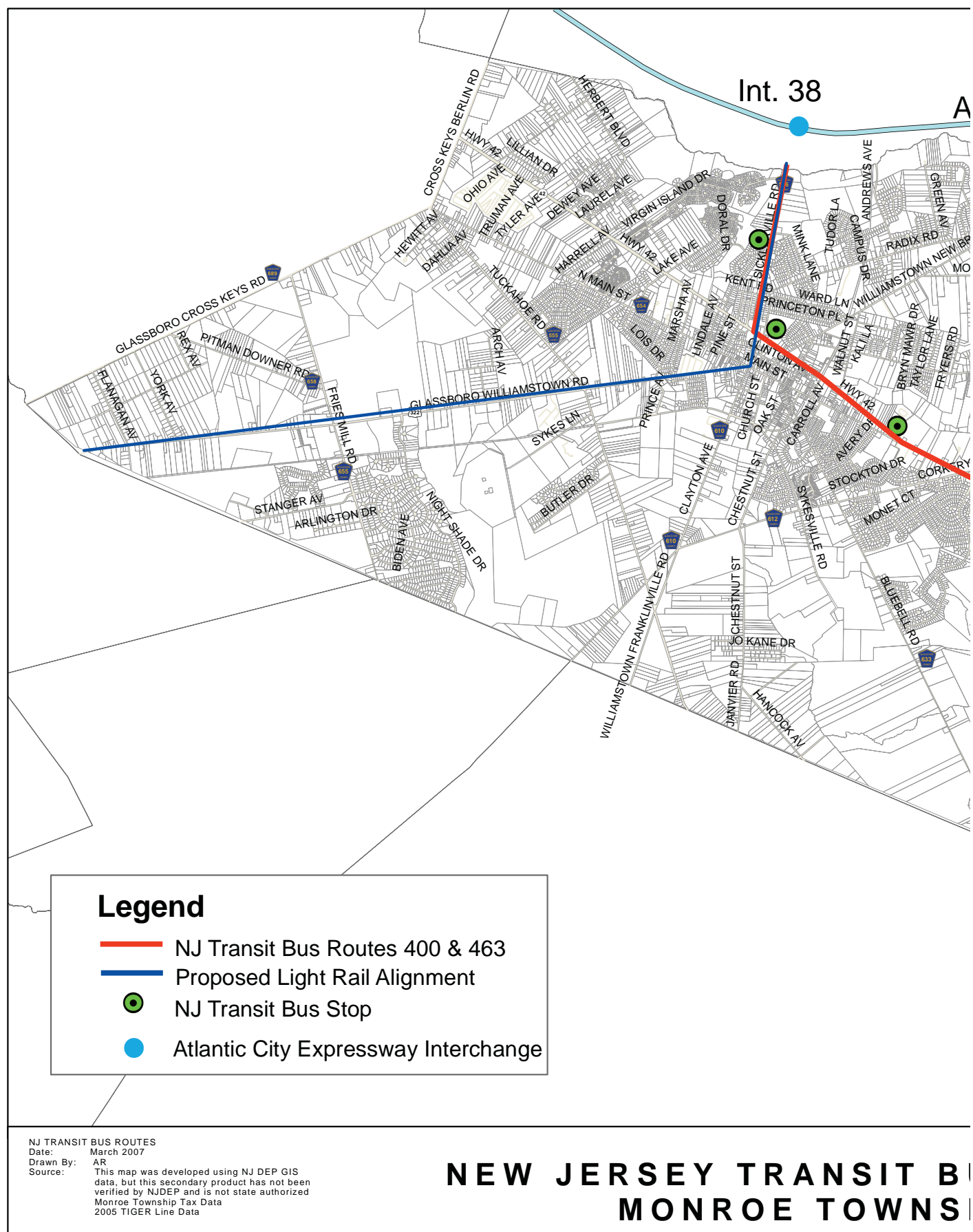
The suggested circulation changes conform to the current Master Plan. The goals and objectives that specifically apply are as follows:

### Goals:

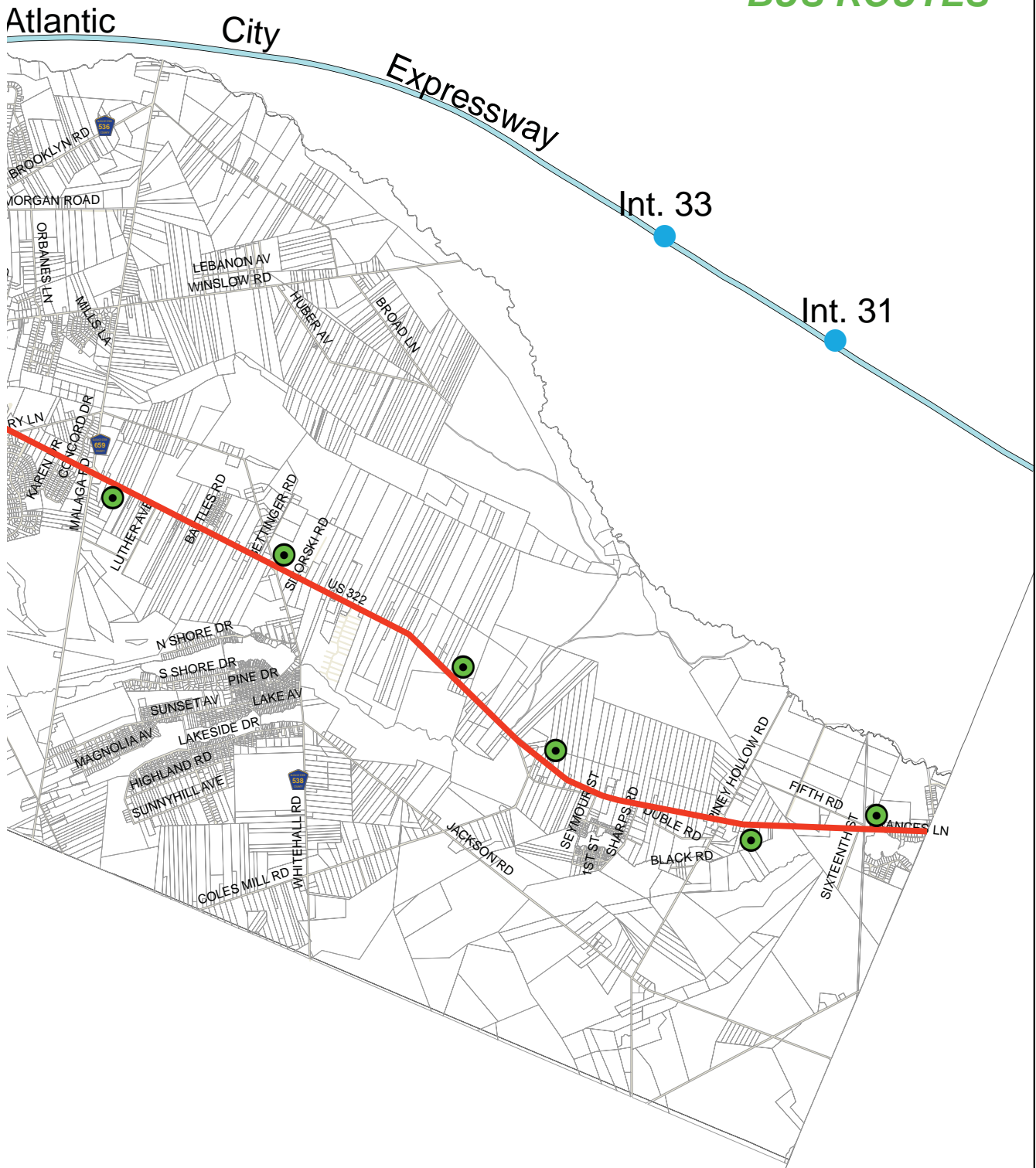
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for the safe and efficient movement of goods and people through the Township.
- Encourage continued efforts to coordinate regional services and conservation efforts.
- Establish 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.

### Objectives:

- To establish safe and convenient transportation routes to serve existing and future land uses.
- To provide for the orderly and efficient movement of people and goods throughout the Township.
- To carefully design new roads to be multi-modal and thus to enhance and facilitate the movement of motor vehicles, pedestrians, bicyclists, and other traffic.
- To encourage the development and use of public transit.
- To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.
- To provide for a road network that separates through traffic from local traffic and directs through traffic to the regional roadway network.



**NJ TRANSIT  
BUS ROUTES**



**BUS ROUTES  
SHIP**




**melvin|kernan**  
development strategies




- Changes**
- 1 Proposed RA to R-2
  - 2 R-2 to C
  - 3 R2, BP to MU-AR Mixed Use Age-Restricted
  - 4 BP to C
  - 5 Proposed Rt 322 & Fries Mill Redevelopment Site
  - 6 BP to AH, Affordable Housing District
  - 7 Proposed RG-MR to RD-A
  - 8 Proposed ACME addition
  - 9 RD-A to RG-MR\*
  - 10 Proposed RG-PR to RD-A\*
  - 11 Proposed RG-RA to RG-MR
  - 12 RG-C, RD-C, RD-RR to RG-SC\*
  - 13 Investigating Public Health Concerns- Possible Sewer Extension
- \* = These changes were passed by council but will require an ordinance amendment to be approved by the Pinelands Commission.


# Zoning Districts


OVERLAYS


 Airport Overlay (AO)


 Commercial Overlay (CO)


NON-PINELANDS


 Residential District 1 (R-1)


 Suburban Residential Option District (R-2)


 Residential 3 District (R-3)

 Residential Age-Restricted District (RA)


 Business Park District (BP)


 Commercial District (C)


 REMCOR Redevelopment Zone


 Mink Lane Redevelopment Zone


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)

 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)

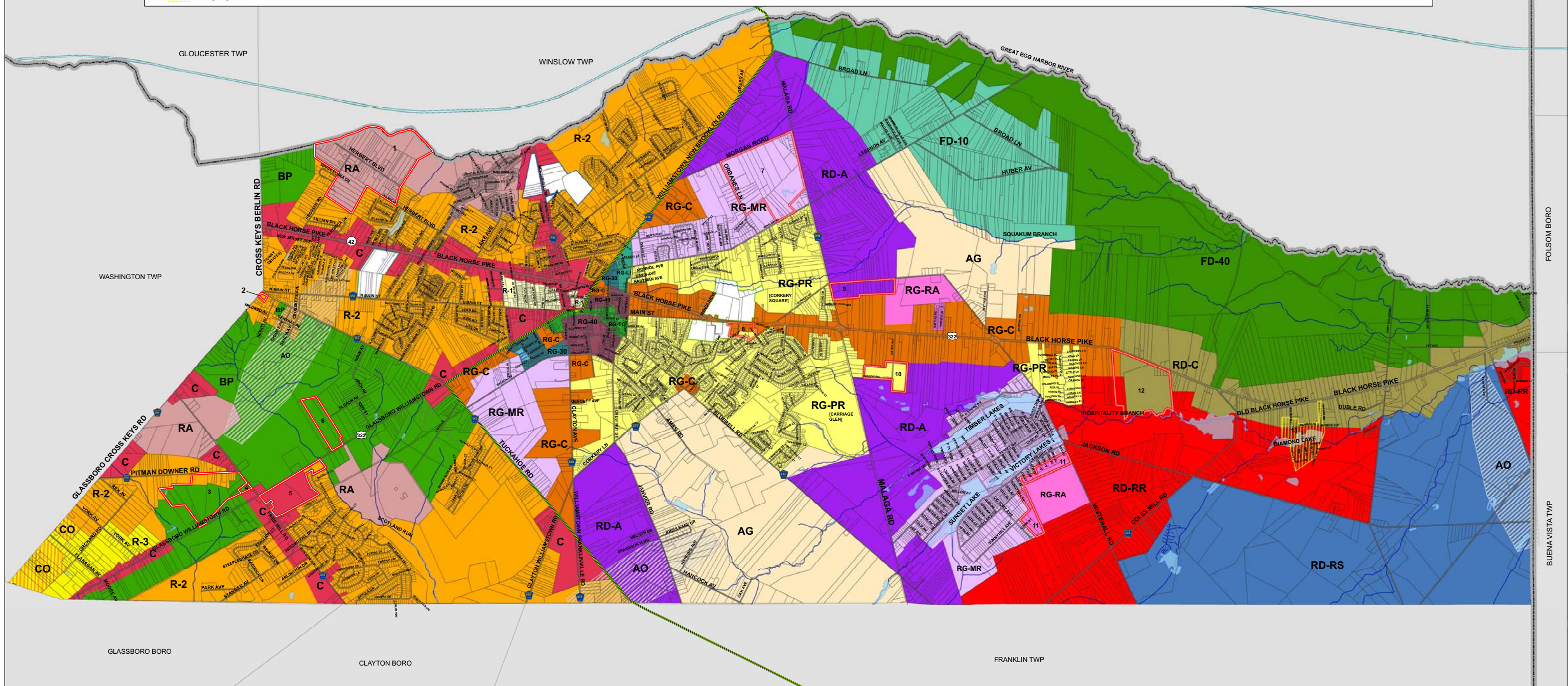
 Agricultural Production District (AG)

Acme Shopping Center Redevelopment Zone

Pinelands Boundary

County Boundaries

Recommended by Planning Board on September 9, 2004 Resolution No. PB-76-04).  
Adopted by Township Council on February 22, 2005 (Ordinance No. O:02-2005).  
Amended by Township Council on December 4, 2006 (Ordinance O:49-2006).  
Amended by Township Council on April 24, 2007 (Ordinance O:27-2007).



Monroe Zoning  
Date: FEB 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

# MONROE TOWNSHIP ZONING CHANGES GLOUCESTER COUNTY, NJ

