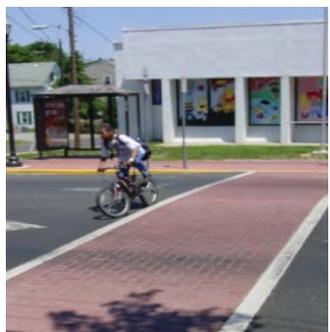


Master Plan Re-examination Report



Township of Monroe
Gloucester County, NJ

April 2007

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MONROE TOWNSHIP
Gloucester County, New Jersey

MASTER PLAN RE-EXAMINATION REPORT 2007

Adopted By:
MONROE TOWNSHIP PLANNING BOARD
April 5, 2007
Resolution No. PB-38-07
Adopted Pursuant to N.J.S.A. 40:55D-28,
The New Jersey Municipal Land Use Law

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APPENDIX

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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 Re-examination 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. With the adoption of this report in 2007, the next required reexamination of the Township Master plan will be in 2013.

It is important to note that the last Monroe Township Master Plan was prepared and adopted by the Planning Board in September 2004. Prior to the 2004 plan, a Master Plan Reexamination Report had been adopted January 11, 2001 (PB-09-01).

Since 2004 the following changes have occurred:

- A. The adoption of two new redevelopment plans and the amendment of an existing redevelopment plan.
- B. The adoption of a Township Pedestrian Circulation Plan.
- C. The adoption of a Township Housing Element and Fair Share Plan.
- D. The adoption of a Township Stormwater Management Plan.
- E. Gloucester County's submission to the State of a Cross-Acceptance Report with Township input.

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 Existing Zoning and Proposed Amendments Map in Appendix 6):
 1. Suburban Residential Option District (R-2) to Commercial District (C).

2. Suburban Residential Option District (R-2) and Business Park District (BP) to Mixed Use Age-Restricted Affordable Housing District (MU-AR).
3. Business Park District (BP) to Commercial District (C).
4. Business Park District (BP) to Affordable Housing District (AH).
5. Regional Growth Planned Residential District (RG-PR) to Rural Development Agricultural District (RD-A).
6. Rural Development Agricultural District (RD-A) to Regional Growth Moderate Residential District (RG-MR).
7. 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).

B. Land Management Ordinance; Streets and Sidewalks Ordinance.

C. Redevelopment Plans:

1. REMCOR Redevelopment Zone.
2. Mink Lane/Landfill Redevelopment Zone.
3. Acme Shopping Center Redevelopment Zone.
4. Proposed Route 322 and Fries Mill Road Redevelopment Zone.

D. Add the following maps to the Master Plan (See Appendix 6):

1. Wastewater Management Plan and Proposed Amendments.
2. Roadway Classifications.
3. Roadway Jurisdictions.
4. NJ Transit Bus Routes.
5. Existing and Proposed COAH sites.
6. Draft Cross Acceptance III "Delta Map."
7. Main Street Realignment.

2. OVERVIEW

According to the New Jersey Municipal Land Use Law (MLUL) the re-examination 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 Re-examination 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 re-examination 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 RE-EXAMINATION

The primary planning principles, planning assumptions and goals and objectives of the 2004 Monroe Township Master Plan 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 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 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 has filed a Housing Element and Fair Share Plan with the State. 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 25th, 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. As of the writing of this Re-examination Report COAH had filed an appeal to a portion of the Appellate Court decision. Specifically COAH has asked for the Supreme Court to review the decision and the invalidation of the Growth Share Ordinance that would require that every developer in the Township be required to provide affordable housing

on site or pay an in-lieu fee to provide the units off site.

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 Re-examination 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.

At this time in early 2007, the Township is once again involved with the cross-acceptance process. Recent comments from the Township to the County Planning Board noted that state-proposed PA5 (rural/ environmentally sensitive) areas (as shown on the enclosed draft cross acceptance map in Appendix 6) do 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 proposed PA5 area should be revised to reflect the following local land use realities:

- All zones proposed to move to PA5 are sewer 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 sewer, 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 now 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 units for age – restricted housing as per COAH’s rules. These units were to be distributed throughout the municipality in an effort to allow seniors from all income ranges to continue to reside in their municipality.

In the January 25th Appellate Court decision, this provision of COAH’s rules was invalidated. The invalidation of this rule is not part of COAH’s appeal to the New Jersey Supreme Court. Based on the appeal and the language in the court decision it would appear that the number of age – restricted units that a municipality may reserve will be limited to 25% of the Municipality’s Fair Share Obligation after deducting units included in an RCA.

This report addresses additional opportunities for age-restricted housing through the creation of a new zoning district that also addresses affordable housing and commercial land use opportunities.

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.

This Master Plan amendment supports a number of Goals and Objectives stated in the 2004 Monroe Master Plan including the following:

Goals:

- Preserve the Township’s natural and cultural resources that contribute to both the positive image and overall strength of the Township.
- 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 manage surface drainage to minimize the danger of flooding and to preserve water quality.
- To include a thorough review of environmental issues in all future applications for development.

This Master Plan Re-examination Report amends the adopted Monroe Stormwater Management Plan in response to comments from the Pinelands Commission. The amended page numbers are listed below and the pages with amendments are included in Appendix 7:

It is recommended that the new stormwater control ordinance be amended to clarify its applicability. In this regard, specific draft ordinance language has been prepared which is contained in Appendix 8.

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 and development regulations need to be revised to explicitly recognize the following proposed land use and zoning changes (See Appendix 6):

A. Suburban Residential Option District (R-2) to Commercial District (C)

On the southerly corner at the intersection where N. Main Street (Route 654) meets Tuckahoe Road (Route 555) and Glassboro-Cross Keys Road (Route 689) are three lots which form a small cluster of commercial businesses including a cabin rental office and a convenience store. These lots are Block 14602 Lots 1, 2, and 18. These businesses began prior to the last Monroe Master Plan of 2004 and were then zoned Business Park Zoning District (BP) which allowed community commercial businesses as a permitted use. The 2004 Master Plan recommended that the entire area be rezoned Suburban Residential Option District, (R-2) to reflect the overall existing character of the area. Community Commercial businesses are a conditionally permitted use in this zone.

It is now recommended that this corner be rezoned to Commercial District (C) in which Community Commercial uses are listed as a permitted use, in order to encourage the continuation and development of this cluster of businesses to serve area residents. In total, approximately 1.73 acres would be rezoned from R-2 to C.

Compliance with the Goals and Objectives of the Master Plan

The land use/zoning map change from Suburban Residential Option District (R-2) to Commercial District (C) conforms to the current Master Plan. The goals and objectives that specifically apply are as follows:

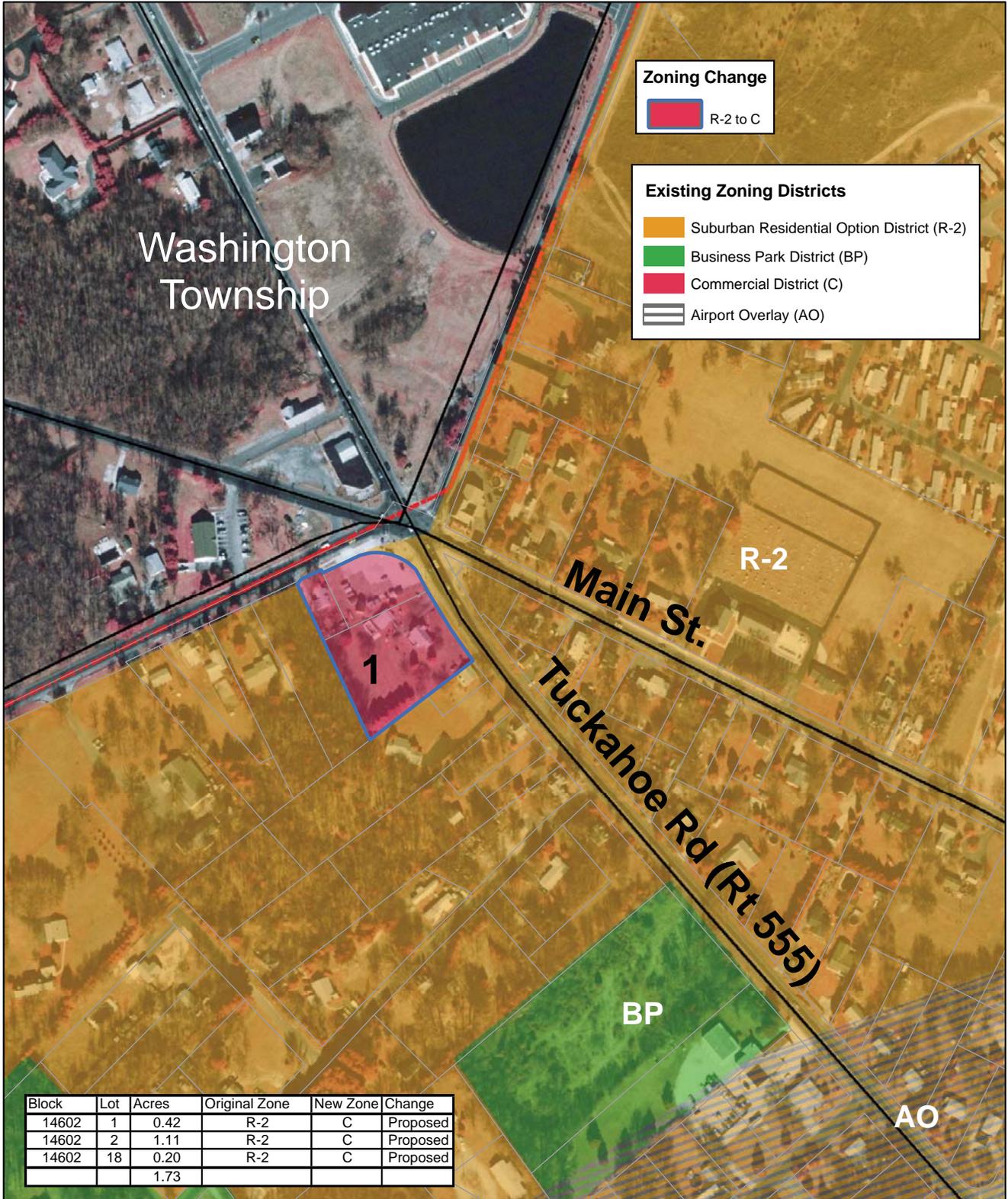
Goals:

- Preserve the character of the Township while enhancing the quality of living for all residents of the Township.
- Recognize the importance of existing residential and commercial centers to the Township's landscape and image.
- 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.
- Provide for a balanced economic base and a source of employment through utilization of nonresidential lands.

Objectives:

- 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.
- To provide appropriate design controls for small scale commercial development to encourage good design.
- 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.
- To promote the adequate provision of employment opportunities and the economic health of the Township.
- To promote the development of new employment in areas that are convenient to existing housing and public transportation facilities.

See the following map (Site #1) for exact location of Land Use/Zoning Map change.

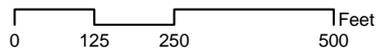


| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-----|-------|---------------|----------|----------|
| 14602 | 1 | 0.42 | R-2 | C | Proposed |
| 14602 | 2 | 1.11 | R-2 | C | Proposed |
| 14602 | 18 | 0.20 | R-2 | C | Proposed |
| | | 1.73 | | | |

Zoning Change Site 1
 Date: Feb 2007
 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

ZONING CHANGE SITE 1



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 development strategies

- B. Suburban Residential Option District (R-2) and Business Park District (BP) to Mixed-Use Age Restricted Affordable Housing District (MU-AR).

The MU-AR District permits an age-restricted development with a small retail/commercial component. The proposed housing would front on Pitman-Downer Road and the retail/commercial would front on Fries Mill Road. The zoning calls for the construction of 391 age-restricted housing units on +/- 130 acres as well as on the commercial portion of the site. The site consists of the following:

- Block 14301 Lots 56, 57
- Block 14901, Lots 11, 12,,13, 14, 15, 16, 16.01, 17, 21, 22, 23, 28, 37, 38, 39, 40

The residential development will be age-restricted housing for persons 55 and over. The project will be all market rate units so it will not compete with the various low and moderate income age-restricted projects that the Township intends to construct with the Gloucester County Housing Authority. The retail/commercial portion of the project will be constructed in conjunction with the development of the housing units.

Compliance with the Goals and Objectives of the Master Plan

A development plan in this District shall conform to the goals and objectives of 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.
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for a balanced economic base and a source of employment through utilization of non-residential 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 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 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.
- To encourage good, context-sensitive community design.
- To promote adequate provision of employment opportunities and the economic health of the Township.
- To promote the development of new employment in areas that are convenient to existing housing.
- To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.

See the following map (Site #2) for exact location of Land Use/Zoning Map change:

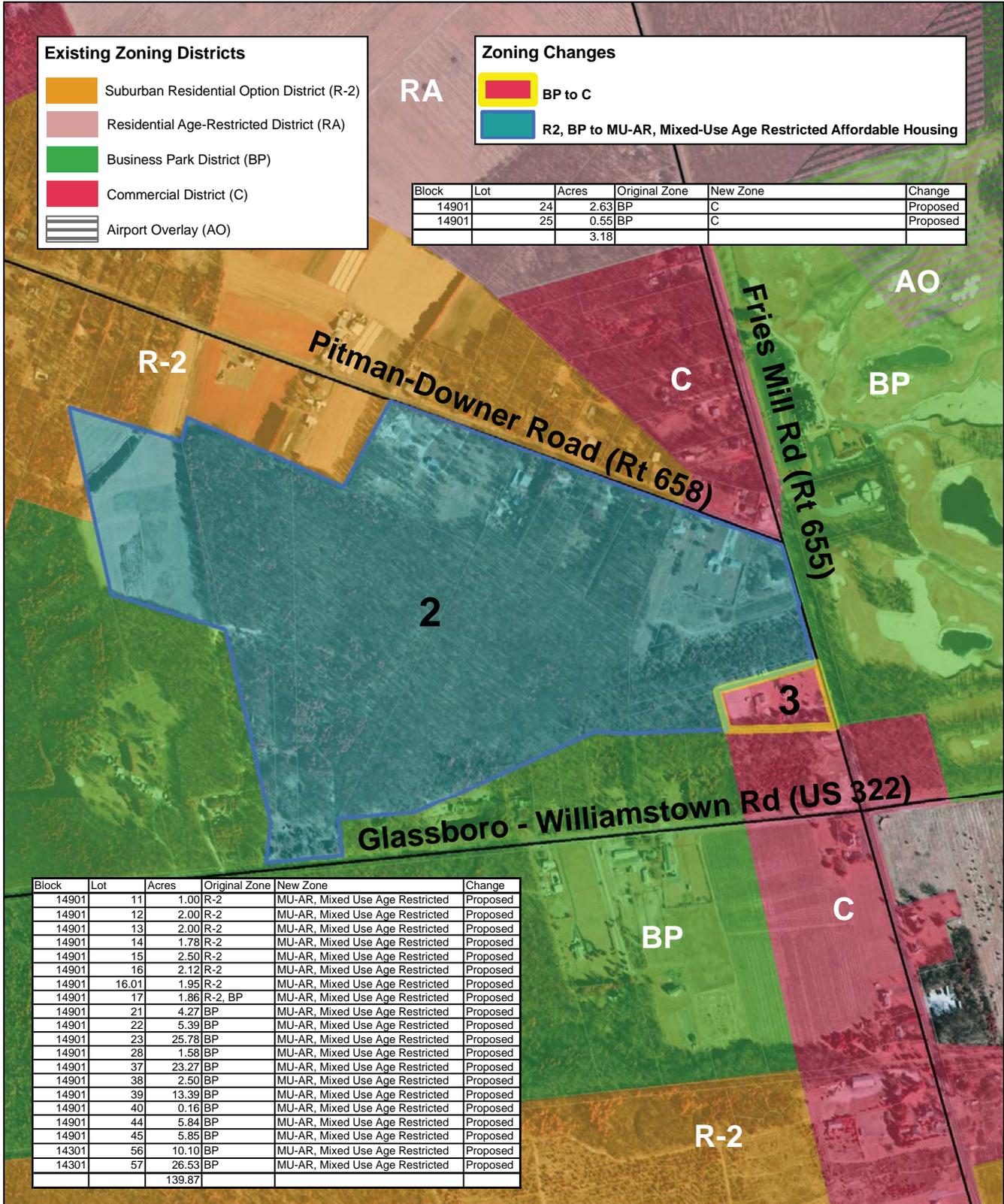
Existing Zoning Districts

-  Suburban Residential Option District (R-2)
-  Residential Age-Restricted District (RA)
-  Business Park District (BP)
-  Commercial District (C)
-  Airport Overlay (AO)

Zoning Changes

-  BP to C
-  R2, BP to MU-AR, Mixed-Use Age Restricted Affordable Housing

| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-----|-------|---------------|----------|----------|
| 14901 | 24 | 2.63 | BP | C | Proposed |
| 14901 | 25 | 0.55 | BP | C | Proposed |
| | | 3.18 | | | |

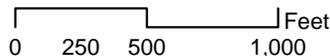


| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-------|--------|---------------|---------------------------------|----------|
| 14901 | 11 | 1.00 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 12 | 2.00 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 13 | 2.00 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 14 | 1.78 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 15 | 2.50 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 16 | 2.12 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 16.01 | 1.95 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 17 | 1.86 | R-2, BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 21 | 4.27 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 22 | 5.39 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 23 | 25.78 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 28 | 1.58 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 37 | 23.27 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 38 | 2.50 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 39 | 13.39 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 40 | 0.16 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 44 | 5.84 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 45 | 5.85 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14301 | 56 | 10.10 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14301 | 57 | 26.53 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| | | 139.87 | | | |

Zoning Change Sites 2 & 3
 Date: Feb 2007
 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

ZONING CHANGE SITES 2 & 3



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development strategies

C. Business Park District (BP) to Commercial District (C)

Two lots with roadway frontage and access from Fries Mill Road are located between an existing Community Commercial District and the proposed Commercial area in the Mixed-Use Age Restricted Affordable Housing District. These lots are Block 14901, Lots 24 and 25 and are currently zoned BP Business Park District.

It is recommended that these properties be rezoned Commercial Zoning District, (C) in which Community Commercial uses are listed as permitted uses, in order to encourage a larger cluster of businesses to serve area residents, through traffic and new residents in the proposed MU-RA District. In total, approximately 4.88 acres would be rezoned from BP to C.

Compliance with the Goals and Objectives of the Master Plan

The land use/zoning map change from BP District to Commercial District (C) conforms with the goals and objectives of 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.
- Provide for a balanced economic base and a source of employment through utilization of non-residential lands.
- Eliminate the potential for conflicts among dissimilar land uses.
- Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.

Objectives:

- To encourage larger, more efficient commercial development along the primary transportation corridors.
- 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.
- To provide appropriate design controls for small scale commercial development to encourage good design.
- 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.
- 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.
- To promote adequate provision of employment opportunities and the economic health of the Township.
- To promote the development of new employment in areas that are convenient to existing housing.

See the following map (Site #3) for exact location of Land Use/Zoning Map change.

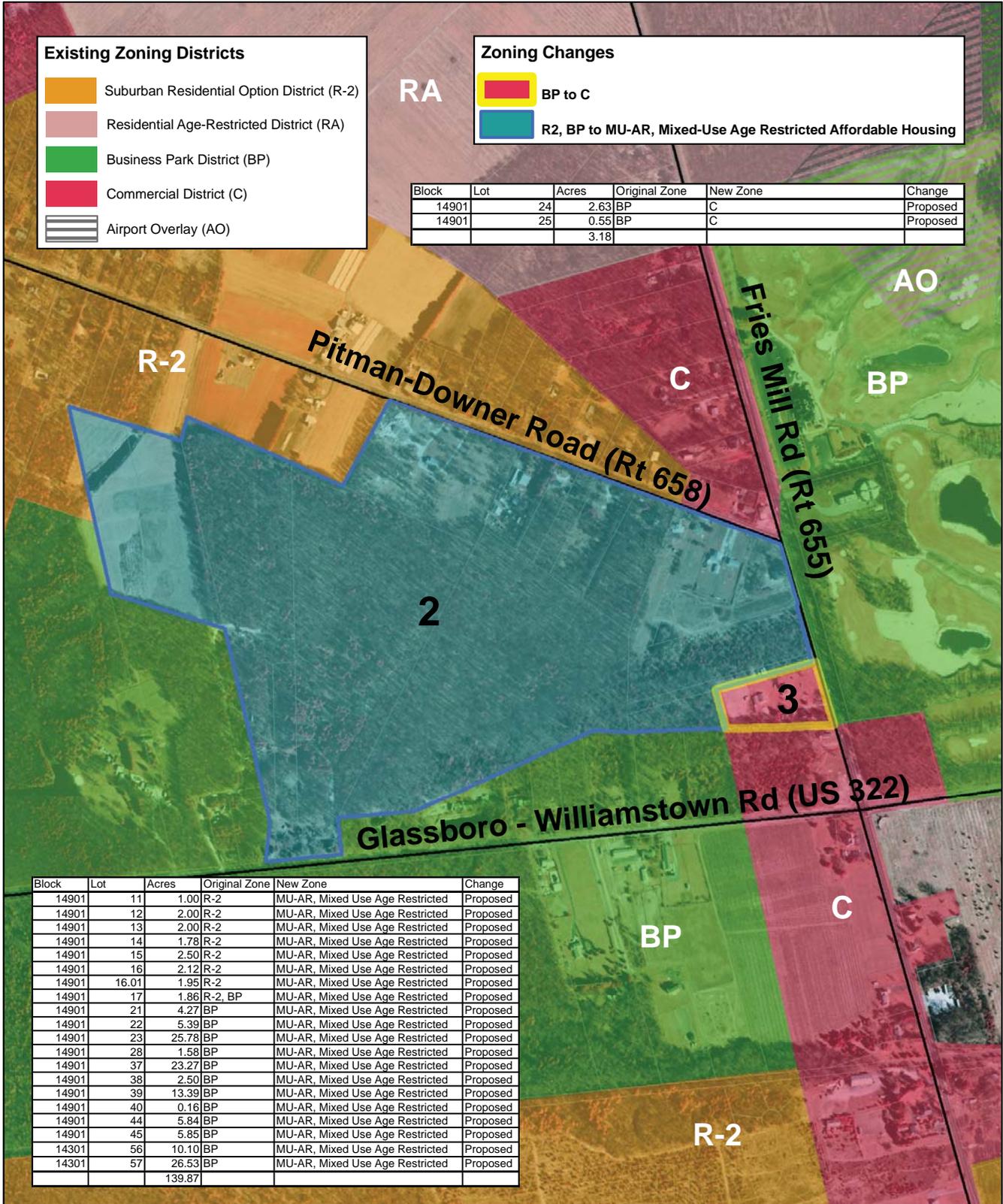
Existing Zoning Districts

- Suburban Residential Option District (R-2)
- Residential Age-Restricted District (RA)
- Business Park District (BP)
- Commercial District (C)
- Airport Overlay (AO)

Zoning Changes

- BP to C
- R2, BP to MU-AR, Mixed-Use Age Restricted Affordable Housing

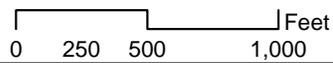
| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-----|-------|---------------|----------|----------|
| 14901 | 24 | 2.63 | BP | C | Proposed |
| 14901 | 25 | 0.55 | BP | C | Proposed |
| | | 3.18 | | | |



| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-------|--------|---------------|---------------------------------|----------|
| 14901 | 11 | 1.00 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 12 | 2.00 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 13 | 2.00 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 14 | 1.78 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 15 | 2.50 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 16 | 2.12 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 16.01 | 1.95 | R-2 | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 17 | 1.86 | R-2, BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 21 | 4.27 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 22 | 5.39 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 23 | 25.78 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 28 | 1.58 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 37 | 23.27 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 38 | 2.50 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 39 | 13.39 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 40 | 0.16 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 44 | 5.84 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14901 | 45 | 5.85 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14301 | 56 | 10.10 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| 14301 | 57 | 26.53 | BP | MU-AR, Mixed Use Age Restricted | Proposed |
| | | 139.87 | | | |

Zoning Change Sites 2 & 3
 Date: Feb 2007
 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

ZONING CHANGE SITES 2 & 3



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D. Business Park District (BP) to Affordable Housing District (AH).

The AH District shall permit a proposed 100% affordable family rental project intended to help address the Township's fair share obligation under the New Jersey Council on Affordable Housing's regulations. The property consists of 35.8 acres of which the development is proposed to disturb 13.6 acres. The site consists of the following:

- Block 14301, Lot(s) 56 and 57

The District will permit the construction of up to 116 Garden Style Apartments that must be divided among one, two and three bedroom units. These units will all be affordable to either low or moderate income households. The District shall require the construction of a mix of six (6) and eight (8) unit buildings and a community center.

Compliance with the Goals and Objectives of the Master Plan

A development plan in this District shall conform to the goals and objectives of the current master plan. The goals and objectives that specifically apply are as follows:

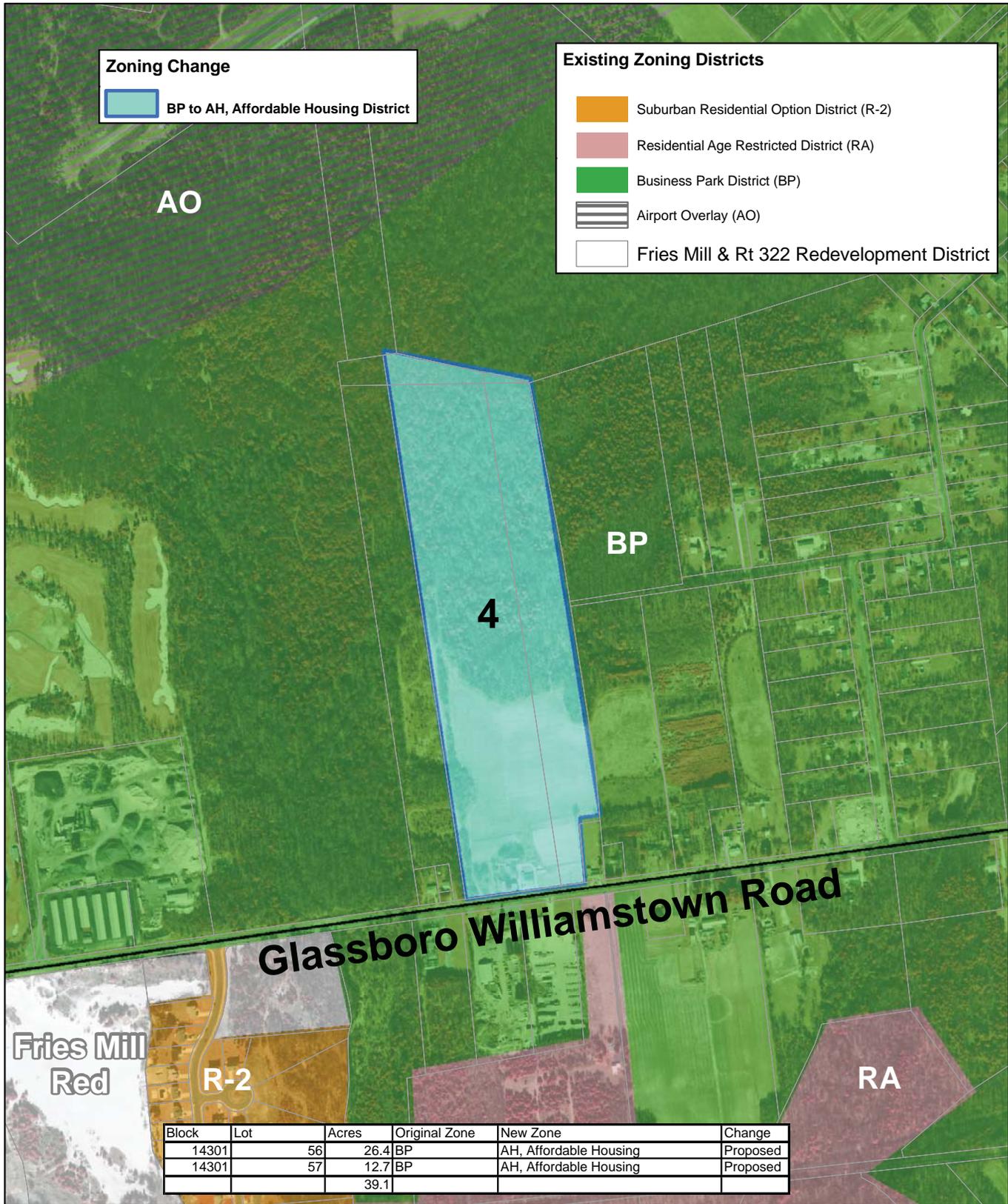
Goals:

- Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for a balanced economic base and a source of employment through utilization of non-residential 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 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 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.
- To encourage good, context-sensitive community design.
- To promote adequate provision of employment opportunities and the economic health of the Township.
- To promote the development of new employment in areas that are convenient to existing housing.
- To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.

See the following map (Site #4) for exact location of Land Use/Zoning Map change.



Zoning Change
 BP to AH, Affordable Housing District

Existing Zoning Districts

-  Suburban Residential Option District (R-2)
-  Residential Age Restricted District (RA)
-  Business Park District (BP)
-  Airport Overlay (AO)
-  Fries Mill & Rt 322 Redevelopment District

AO

BP

4

Glassboro Williamstown Road

Fries Mill
Red

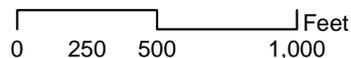
R-2

RA

| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-----|-------|---------------|------------------------|----------|
| 14301 | 56 | 26.4 | BP | AH, Affordable Housing | Proposed |
| 14301 | 57 | 12.7 | BP | AH, Affordable Housing | Proposed |
| | | 39.1 | | | |

Zoning Change Site 4
 Date: March 2007
 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

**ZONING CHANGE
SITE 4**



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- E. Regional Growth Planned Residential District (RG-PR) to Rural Development Agricultural District (RD-A).

Portions of two parcels of underutilized land south of the Black Horse Pike and East of Malaga Road should be rezoned from Regional Growth Planned Residential (RG-PR) to Rural Development Agricultural (RD-A) to form a more contiguous Rural Development Area and to better reflect their existing use. Block 9901, Lot 11 (labeled Parcel A), is a public park and is approximately 19.41 acres. The entrance to this park off of the Black Horse Pike is zoned Regional Growth Commercial (RG-C), but the rest is zoned RG-PR. Neighboring Block 9901, Lot 28 (labeled Parcel B), is privately owned and vacant and is approximately 17.74 acres. The parcel is landlocked although two paper streets appear on the official tax maps: one between the two parcels in question from the Black Horse Pike and one leading to Parcel B from Malaga Road. This parcel is entirely zoned RG-PR. Rezoning Parcel B to RD-A would help form a logical edge to the RD-A zone. Both parcels are contiguous to an existing RD-A zoning district. This change requires rezoning approximately 38.30 acres of land currently zoned RG-PR to RD-A.

Compliance with the Goals and Objectives of the Master Plan

Goals:

- Preserve the character of the Township while enhancing the quality of living for all residents in all parts of the Township. This effort involves recognizing the differing needs of bustling commercial centers such as Main Street and quieter residential areas farther from the town's center.
- Preserve Township's natural and cultural resources that contribute to both the positive image and overall strength of the Township.
- Prevent development in sensitive environmental areas.

Objectives:

- To conserve and manage natural resources within the Township.
- To provide access to open space, stream corridors and woodlands through a system of pedestrian walkways and greenways.
- To preserve appropriate undeveloped areas of the Township as open space.
- To ensure that open space planning plays an important role in development of the character, location, magnitude and timing of growth and development in the Township.
- To develop a unified contiguous open space and recreation system throughout the Township based on natural features and the location of suitable sites.

The land use/zoning map change from Regional Growth Planned Residential (RG-PR) to Rural Development Agricultural (RD-A) conforms with the goals and objectives of the current Master Plan. The goals and objectives that specifically apply are as follows:

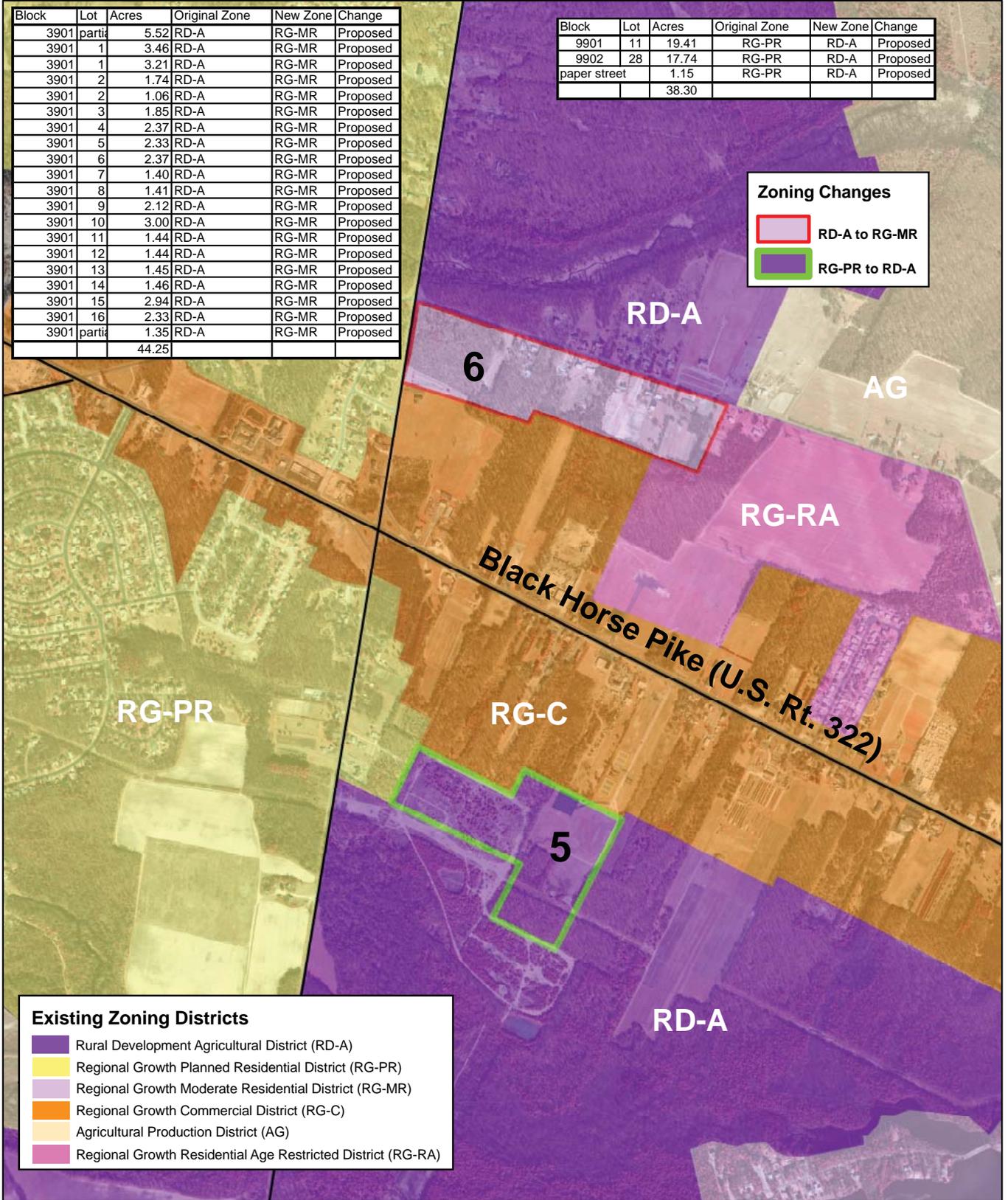
See the following map (Site #5) for exact location of Land Use/Zoning Map change.

| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|------|-------|---------------|----------|----------|
| 3901 | part | 5.52 | RD-A | RG-MR | Proposed |
| 3901 | 1 | 3.46 | RD-A | RG-MR | Proposed |
| 3901 | 1 | 3.21 | RD-A | RG-MR | Proposed |
| 3901 | 2 | 1.74 | RD-A | RG-MR | Proposed |
| 3901 | 2 | 1.06 | RD-A | RG-MR | Proposed |
| 3901 | 3 | 1.85 | RD-A | RG-MR | Proposed |
| 3901 | 4 | 2.37 | RD-A | RG-MR | Proposed |
| 3901 | 5 | 2.33 | RD-A | RG-MR | Proposed |
| 3901 | 6 | 2.37 | RD-A | RG-MR | Proposed |
| 3901 | 7 | 1.40 | RD-A | RG-MR | Proposed |
| 3901 | 8 | 1.41 | RD-A | RG-MR | Proposed |
| 3901 | 9 | 2.12 | RD-A | RG-MR | Proposed |
| 3901 | 10 | 3.00 | RD-A | RG-MR | Proposed |
| 3901 | 11 | 1.44 | RD-A | RG-MR | Proposed |
| 3901 | 12 | 1.44 | RD-A | RG-MR | Proposed |
| 3901 | 13 | 1.45 | RD-A | RG-MR | Proposed |
| 3901 | 14 | 1.46 | RD-A | RG-MR | Proposed |
| 3901 | 15 | 2.94 | RD-A | RG-MR | Proposed |
| 3901 | 16 | 2.33 | RD-A | RG-MR | Proposed |
| 3901 | part | 1.35 | RD-A | RG-MR | Proposed |
| | | 44.25 | | | |

| Block | Lot | Acres | Original Zone | New Zone | Change |
|--------------|-----|-------|---------------|----------|----------|
| 9901 | 11 | 19.41 | RG-PR | RD-A | Proposed |
| 9902 | 28 | 17.74 | RG-PR | RD-A | Proposed |
| paper street | | 1.15 | RG-PR | RD-A | Proposed |
| | | 38.30 | | | |

Zoning Changes

- RD-A to RG-MR
- RG-PR to RD-A

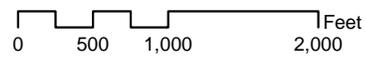


Existing Zoning Districts

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

Zoning Change Sites 5 & 6
 Date: Feb 2007
 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

ZONING CHANGE SITES 5 & 6



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F. Rural Development Agricultural District (RD-A) to Regional Growth Moderate Residential District (RG-MR).

In support of anticipated commercial development at the corner of Malaga Road and the Black Horse Pike and to benefit an existing church, which is to be relocated to the corner of Malaga Road and Corkery Lane, the area bounded by Corkery Lane, Malaga Road and the Black Horse Pike (Route 322), should be made a contiguous Regional Growth area. This change requires rezoning approximately 44.25 acres of land currently zoned RD-A along Corkery Lane and Malaga Road to Regional Growth-Moderate Residential (RG-MR). The area suggested for this zoning change includes at least part of 20 lots. Of these parcels, 10 are currently developed with residential uses, and one is developed with a church. Every lot or partial lot identified has at least 1 acre and the minimum lot size for conventional (non-clustered) residential development, where public sewer is available in the RG-MR zone is 27,500 square feet. Many of the developed lots are non-conforming under the current zoning regulations, as the minimum lot size for single-family detached dwellings (non-clustered) in the RD-A zoning district is 8 acres and none of the developed lots is that large. Only one of the undeveloped lots meets this requirement. Therefore, this zoning change would bring the developed lots into compliance and allow undeveloped lots to be developed with residential uses.

Compliance with the Goals and Objectives of the Master Plan

The land use/zoning map change from (RD-A) District to Regional Growth Moderate Residential District (RG-MR) conforms with the goals and objectives of 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.
- 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.

Objectives:

- To coordinate future residential development throughout the Township to form well designed neighborhoods.
- To encourage infill residential development.

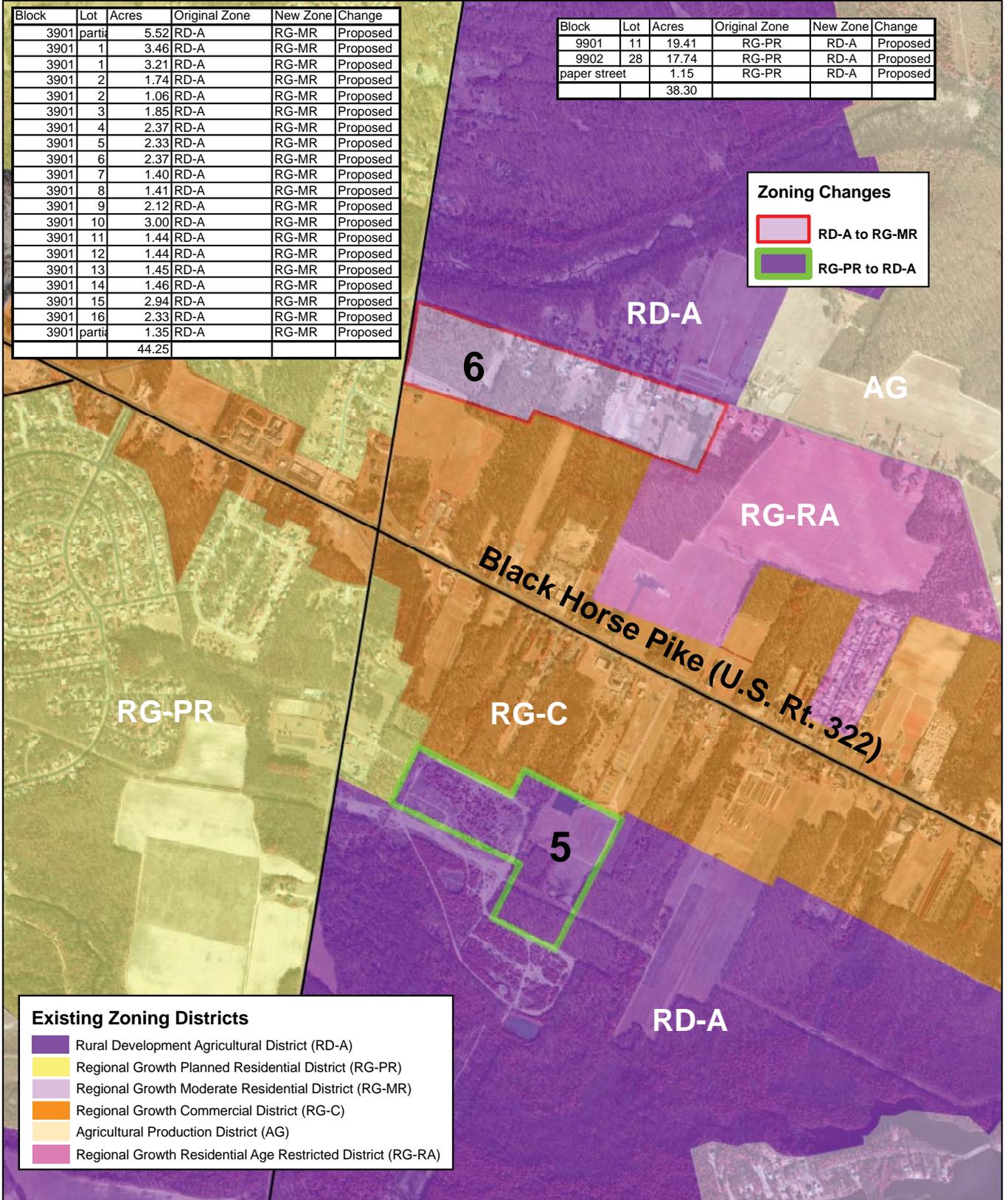
See the following map (Site #6) for exact location of Land Use/Zoning Map change.

| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|------|-------|---------------|----------|----------|
| 3901 | part | 5.52 | RD-A | RG-MR | Proposed |
| 3901 | 1 | 3.46 | RD-A | RG-MR | Proposed |
| 3901 | 1 | 3.21 | RD-A | RG-MR | Proposed |
| 3901 | 2 | 1.74 | RD-A | RG-MR | Proposed |
| 3901 | 2 | 1.06 | RD-A | RG-MR | Proposed |
| 3901 | 3 | 1.85 | RD-A | RG-MR | Proposed |
| 3901 | 4 | 2.37 | RD-A | RG-MR | Proposed |
| 3901 | 5 | 2.33 | RD-A | RG-MR | Proposed |
| 3901 | 6 | 2.37 | RD-A | RG-MR | Proposed |
| 3901 | 7 | 1.40 | RD-A | RG-MR | Proposed |
| 3901 | 8 | 1.41 | RD-A | RG-MR | Proposed |
| 3901 | 9 | 2.12 | RD-A | RG-MR | Proposed |
| 3901 | 10 | 3.00 | RD-A | RG-MR | Proposed |
| 3901 | 11 | 1.44 | RD-A | RG-MR | Proposed |
| 3901 | 12 | 1.44 | RD-A | RG-MR | Proposed |
| 3901 | 13 | 1.45 | RD-A | RG-MR | Proposed |
| 3901 | 14 | 1.46 | RD-A | RG-MR | Proposed |
| 3901 | 15 | 2.94 | RD-A | RG-MR | Proposed |
| 3901 | 16 | 2.33 | RD-A | RG-MR | Proposed |
| 3901 | part | 1.35 | RD-A | RG-MR | Proposed |
| | | 44.25 | | | |

| Block | Lot | Acres | Original Zone | New Zone | Change |
|--------------|-----|-------|---------------|----------|----------|
| 9901 | 11 | 19.41 | RG-PR | RD-A | Proposed |
| 9902 | 28 | 17.74 | RG-PR | RD-A | Proposed |
| paper street | | 1.15 | RG-PR | RD-A | Proposed |
| | | 38.30 | | | |

Zoning Changes

- RD-A to RG-MR
- RG-PR to RD-A

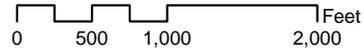


Existing Zoning Districts

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

Zoning Change Sites 5 & 6
 Date: Feb 2007
 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

ZONING CHANGE SITES 5 & 6



- G. 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).

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 Lot 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 approximately 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.

This change would support a number of Goals and Objectives stated in the 2004 Monroe Master Plan including the following:

Goals:

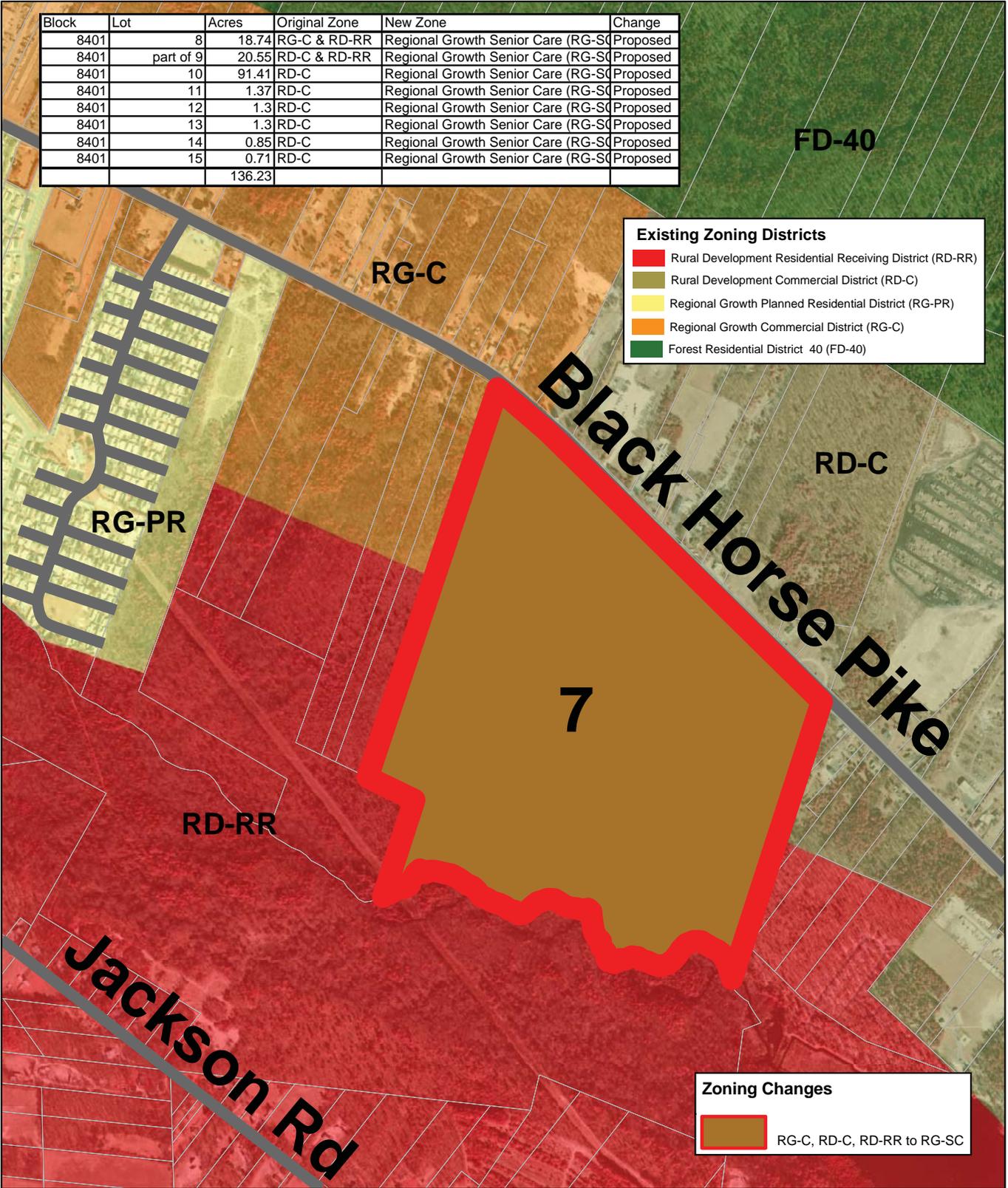
- Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- Guide future development and community facilities to meet the needs of the residents of the Township, while ensuring that new development is compatible with existing development without degrading the Township's 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.

See the following map (Site #7) for exact location of Land Use/Zoning Map change.

| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-----------|--------|---------------|-------------------------------------|----------|
| 8401 | 8 | 18.74 | RG-C & RD-RR | Regional Growth Senior Care (RG-SC) | Proposed |
| 8401 | part of 9 | 20.55 | RD-C & RD-RR | Regional Growth Senior Care (RG-SC) | Proposed |
| 8401 | 10 | 91.41 | RD-C | Regional Growth Senior Care (RG-SC) | Proposed |
| 8401 | 11 | 1.37 | RD-C | Regional Growth Senior Care (RG-SC) | Proposed |
| 8401 | 12 | 1.3 | RD-C | Regional Growth Senior Care (RG-SC) | Proposed |
| 8401 | 13 | 1.3 | RD-C | Regional Growth Senior Care (RG-SC) | Proposed |
| 8401 | 14 | 0.85 | RD-C | Regional Growth Senior Care (RG-SC) | Proposed |
| 8401 | 15 | 0.71 | RD-C | Regional Growth Senior Care (RG-SC) | Proposed |
| | | 136.23 | | | |



Site 7
 Date: March 2007
 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

**ZONING CHANGE
 SITE 7**



- H. Enclosed are recommended changes to the Land Management Code; Streets and Sidewalks Ordinance (See Appendix 1).

Proposed additions to the existing Ordinance are indicated as italic and underlined text. A line is struck through text that is proposed to be deleted from the Ordinance.

A general summary of these changes is as follows:

1. §175-11 & 175-89: The definition of an "accessory building structure or use" was clarified and additional standards for accessory uses were created.
2. §175-125: Much more specific guidance is given regarding the provision of open space and recreation facilities in residential neighborhoods. The contribution in lieu of recreation facilities is being specified as \$3,500 per dwelling unit or lot.
3. §175-140: Revisions to the stormwater control ordinance for clarification purposes.
4. §175-157(J): Standards for accessory dwelling units are being created.
5. §175-161: The placement within the code of standards for "planned large scale anchor store developments" was corrected and parking and loading standards were amended.
6. The requirements for the R-1, R-2, and R-3 residential districts have all been placed in Section 175-162 for clarity. The old R-1 and R-3 sections were deleted.
7. §175-163: The nonresidential districts section was amended to coincide with changes made in previous ordinances.
8. §175-163.1: The section allowing single-family detached dwellings as a conditional use in nonresidential zones was removed.
9. §249-2: Portable and/or permanent basketball hoops were disallowed curb side or in the street, subject to a fine.

- I. Proposed changes to the Master Plan, the Land Management Code and the Streets and Sidewalks Ordinance are consistent with the intent and purpose of the New Jersey MLUL in the following instances:

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.
2. To provide adequate light, air and open space.
3. To promote the establishment of appropriate densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions, and preservation of the environment.
4. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
5. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
6. To prevent degradation of the environment through improper use of land.
7. To encourage senior citizen community housing construction.

6. MASTER PLAN ELEMENT AMENDMENTS

The following represents relevant proposed Master Plan text changes:

- A. Amend page 26 of the Master Plan to add the following as "l":

"MU-AR, Mixed Use Age-Restricted Affordable Housing 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 the provisions for some commercial development and an affordable housing set aside.

It is recommended that a new zoning district be created to promote a mixed use age-restricted affordable housing 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 Mixed Use Age-Restricted Affordable Housing (MU-AR) District includes properties on Block 14901, Lot(s) 22, 23, 36, 37, 38, 39 and 40, currently located in the R-2 and BP zones".

- B. 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-SC zones."

- C. Amend page 26 of the Master Plan to add the following as "j":

"The requirements of COAH will partially be met through the creation of a new zoning district that will accommodate 100% low and moderate income housing developments on appropriately located tracts of land. This zone should be of a sufficient size to permit the unified development of tracts of land with primary vehicular access to the principal or collector roads of the Township".

- D. Amend pages 24 and 25 of the Master Plan under "e" Commercial District by adding the following:

"vix. Properties fronting along the western side of Franklin-Turnersville Road (Fries Mill Road) located between Pitman-Downer Road and Glassboro-Williamstown Road (Route 322).

x. Properties at the intersection of Glassboro-Cross Keys Road and Cross Keys-Williamstown Road".

- E. Amend page 30 of the Master Plan under "g" Proposed Pinelands Management Area change by adding the following:

"The Township recommends that an existing Regional Growth Planned Residential District (RG-PR) be changed to Rural Development Agricultural District (RD-A).

Portions of two parcels of underutilized land south of the Black Horse Pike and east of Malaga Road should be rezoned RD-A to form a more contiguous rural development area and to better reflect their existing land uses. Also, in support of anticipated commercial development at the corner of Malaga Road and the Black Horse Pike

and to benefit an existing church, the area bounded by Corkery Lane, Malaga Road and the Black Horse Pike should be a contiguous Regional Growth area. This change requires rezoning a number of parcels from RD-A to RG-MR.”

It is noted for informational purposes that the proposed amendments to the Land Management and the Streets and Sidewalks Ordinances implement the recommendations found in C.1. on page 31 of the Master Plan.

This Re-examination Report also recommends that the Township pursue the development of a well head ordinance, stream corridor ordinance, a tree protection and replacement ordinance, a critical wildlife habitat ordinance, and a billboard ordinance to further address important Master Plan environmental goals and objectives. Furthermore, the Township’s wastewater management plan should be updated to be consistent with the amended land use plan and zoning map.

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.

A. Identify potential redevelopment areas in the Township by undertaking a study pursuant to subsection a. of Section 6 of P.L. 1992 (C:40A:12A-6) to determine whether or not a given neighborhood is in need of redevelopment. This act, known as the *Local Redevelopment and Housing Law*, exists to promote the physical development and improvement of "...conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, which ...without this public effort are not likely to be corrected or ameliorated by private effort." This act aids local governments in reversing these deteriorating conditions and promoting community interests through the support of redevelopment and incentive programs to improve all neighborhood facilities. To declare an area in need of redevelopment, the governing body must conclude, after investigation and public hearing, that within the delineated area at least one of the following conditions set out in this statute exists:

1. The generality of buildings are sub-standard, unsafe, unsanitary, dilapidated, obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
2. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so

for a period of ten (10) years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections of the municipality or topography, or nature of the soil, it is not likely to be developed through the instrumentality of private capital.

4. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals, or welfare of the community.
5. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property, therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
6. Areas in excess of five (5) contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

By definition, a redevelopment area may also include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.

B. The Master Plan is being revised to incorporate fully the REMCOR Redevelopment Plan, the Mink Land Redevelopment Plan, the Acme Shopping Center Redevelopment Plan and a proposed redevelopment zone located at the intersection of Route 322 and Fries Mill Road (See Appendix 6).

C. REMCOR Redevelopment Zone

The REMCOR Redevelopment Plan is located north of Grandview Avenue between the Black Horse Pike (Route 42) and Main Street. The plan area has frontage on both the Black Horse Pike and Main Street. The redevelopment area consists of the following:

- Block 701, Lots 8 - 12 inclusive, Lots 14 - 19 inclusive.
- Block 801, Lots 14, 15, 16, 17, 17.01, 18 and 19.

The area of the plan contained in Block 701, Lots 8 - 12 inclusive, Lots 14 - 19 inclusive fronts on the Black Horse Pike (Route 42). The area of the plan contained in Block 801, Lots 14, 15, 16, 17, 17.01, 18 and 19 fronts on Main Street. This redevelopment plan was amended to include an affordable housing component. The site will be composed of 470 housing units of mixed types. There will also be 36,000 sq. ft. of office space and 29,000 square feet of retail/commercial space. There will be 470 total housing units, 100 age-restricted rentals (under a single management entity), 95 additional units of affordable housing (63 units will be provided as family rentals).

Compliance with the Goals and Objectives of the Master Plan

The REMCOR Redevelopment Plan conforms with the goals and objectives of the current Master Plan. The goals and objectives that specifically apply are as follows:

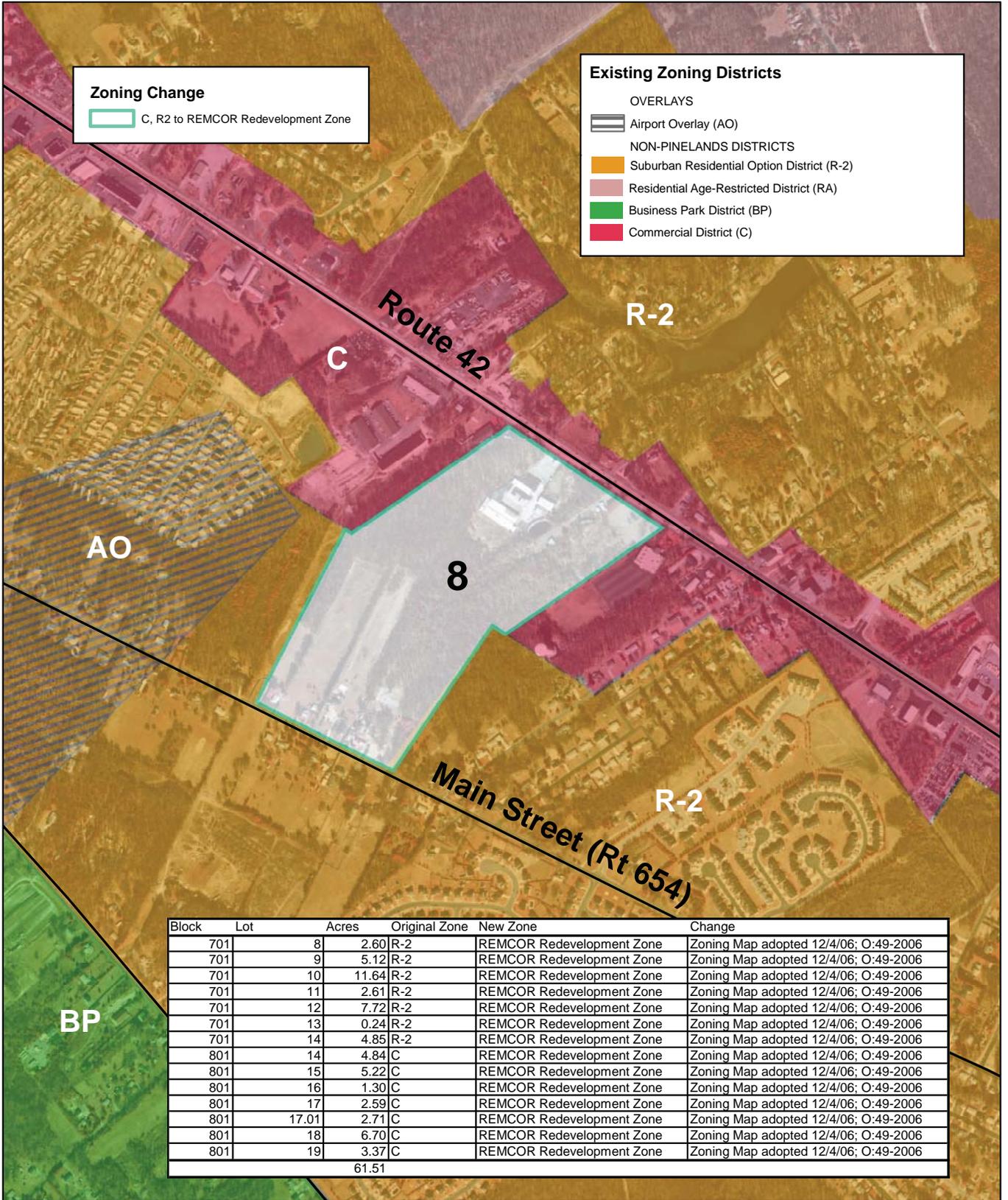
Goals:

- Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for a balanced economic base and a source of employment through utilization of non-residential 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 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 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.
- To encourage good, context-sensitive community design.
- To promote adequate provision of employment opportunities and the economic health of the Township.
- To promote the development of new employment in areas that are convenient to existing housing.
- To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.

See the following map (Site #8) for exact location of Land Use/Zoning Map change.



Zoning Change
 C, R2 to REMCOR Redevelopment Zone

Existing Zoning Districts

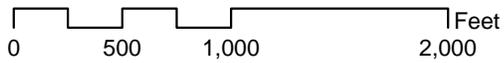
OVERLAYS
 Airport Overlay (AO)

NON-PINELANDS DISTRICTS
 Suburban Residential Option District (R-2)
 Residential Age-Restricted District (RA)
 Business Park District (BP)
 Commercial District (C)

| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-------|-------|---------------|---------------------------|---------------------------------------|
| 701 | 8 | 2.60 | R-2 | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 701 | 9 | 5.12 | R-2 | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 701 | 10 | 11.64 | R-2 | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 701 | 11 | 2.61 | R-2 | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 701 | 12 | 7.72 | R-2 | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 701 | 13 | 0.24 | R-2 | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 701 | 14 | 4.85 | R-2 | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 801 | 14 | 4.84 | C | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 801 | 15 | 5.22 | C | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 801 | 16 | 1.30 | C | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 801 | 17 | 2.59 | C | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 801 | 17.01 | 2.71 | C | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 801 | 18 | 6.70 | C | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 801 | 19 | 3.37 | C | REMCOR Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| | | 61.51 | | | |

Zoning Change Site 8
 Date: March 2007
 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

**ZONING CHANGE
 SITE 8**



D. Mink Lane Redevelopment Zone

The Mink Lane/Landfill Redevelopment Plan is located on Sicklerville Road. The easterly side of the road is referred to as the Mink Lane Site. The westerly side of the road is referred to as the Land Fill Site. The entire redevelopment area consists of the following sites:

- Block 901, Lots 2-7 inclusive
- Block 2101, Lots 5 and 5.01
- Block 2201, Lots 5-11 inclusive

The area referred to as the Landfill Site is made up of all contiguous lots fronting on Sicklerville Road (Block 901, Lots 2 - 7 inclusive). The Mink Lane Site is split by the local street called Mink Lane. The majority of the site is located on the northern side of Mink Lane (Block 2201, Lots 5 - 11 inclusive) and the remainder of the site is on the southern side of Mink Lane (Block 2101, Lots 5 and 5.01).

The redevelopment area is proposed to have a maximum of 400 dwelling units, 225,000 square feet of retail space (50,000 on the Mink Lane Site), 50,000 square feet of hotel space and 175,000 square feet of office space. It is expected that the Mink Lane Site will be developed first and the Landfill Site will be developed last. Of the 400 dwelling units it is envisioned that 100 units will be set aside for housing affordable to low and moderate income individuals as per the New Jersey Council on Affordable Housing's rules. The non-residential development will be encouraged to pay an in lieu fee instead of providing units on site.

Compliance with the Goals and Objectives of the Master Plan

The Mink Lane/Landfill Redevelopment Plan conforms with the goals and objectives of 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.
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for a balanced economic base and a source of employment through utilization of non-residential 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 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 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.
- To encourage good, context-sensitive community design.
- To promote adequate provision of employment opportunities and the economic health of the Township.
- To promote the development of new employment in areas that are convenient to existing housing.
- To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.

See the following map (Site #9) for exact location of Land Use/Zoning Map change.

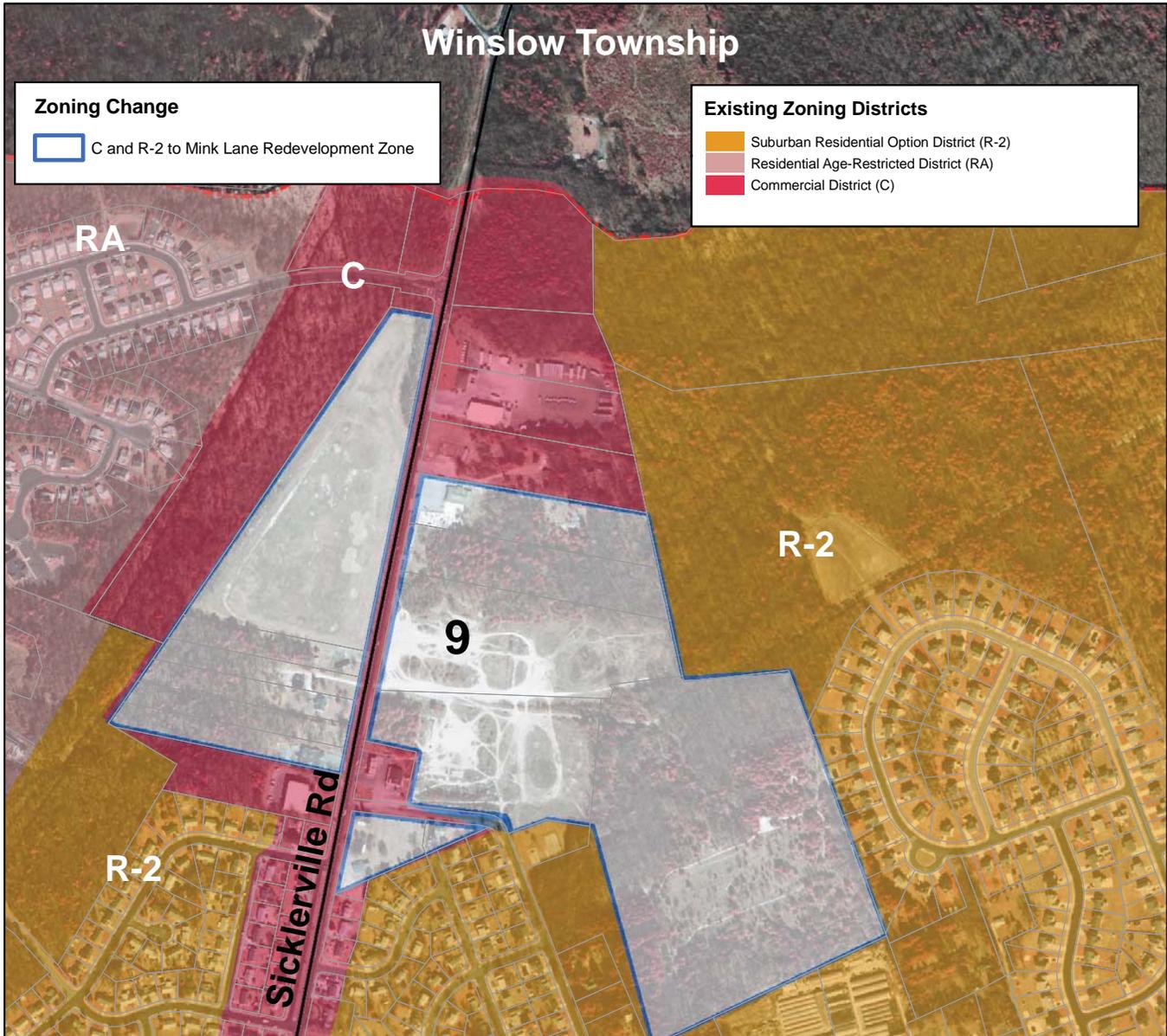
Winslow Township

Zoning Change

 C and R-2 to Mink Lane Redevelopment Zone

Existing Zoning Districts

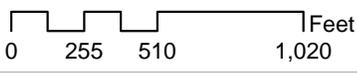
-  Suburban Residential Option District (R-2)
-  Residential Age-Restricted District (RA)
-  Commercial District (C)



| Block | Lot | Acres | Original Zone | New Zone | Change | | | |
|-------|-----|--------|---------------|------------------------------|---------------------------------------|---------------------------------------|--|--|
| 901 | 2 | 15.11 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 901 | 3 | 1.74 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 901 | 4 | 1.83 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 901 | 5 | 1.893 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 901 | 6 | 2.04 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 901 | 7 | 2.1 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 2201 | 5 | 4.68 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 2201 | 6 | 4.99 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 2201 | 7 | 10.31 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 2201 | 8 | 8.51 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 2201 | 10 | 0.92 | R-2 | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 2201 | 11 | 30.19 | R-3 | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 2101 | 5 | 1.83 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | | |
| 2101 | | 5.01 | 0.45 | C | Mink Lane Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 | | |
| | | 86.593 | | | | | | |

Zoning Change Site 9
 Date: March 2007
 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

ZONING CHANGE SITE 9



melvin kerner
 development strategies

E. Acme Shopping Center Redevelopment Zone

The ACME Shopping Center Redevelopment Plan is located at the intersection of South Main Street and Black Horse Pike (Route 322). The area located on the southwestern side of the Black Horse Pike is the site of the Williamstown Shopping Center and some adjacent wooded lots. The northeastern side of the Black Horse Pike is a compilation of lots that are mostly undeveloped and significantly constrained by wetlands. The redevelopment area consists of the following sites:

- Block 11301, Lots 1, 2, 2.01, 2.02, 3, 4
- Block 3601, Lots 11 - 18 inclusive, and Lots 43 - 46 inclusive

The Williamstown Shopping Center contains most of the redevelopment area located at the intersection of South Main Street and the southwesterly side of the Black Horse Pike (Rte. 322). This shopping center was the original location of an Acme Supermarket and a large retail chain. On the northeastern side of the Black Horse Pike (Rte. 322) is Block 3601, Lots 11 - 18 inclusive, and Lots 43 - 46 inclusive. This side of the Black Horse Pike is mostly wooded and has significant wetlands constraints (including a stream). The redevelopment area is proposed to have 250 total dwelling units (25% will be affordable under COAH's rules) and 325,000 square feet of retail space (170,000 square feet will replace the existing structures on the southwestern side of Route 322).

Acme Shopping Center Redevelopment Area Change

It is recommended that the road network in and around the Acme redevelopment area be reconfigured to allow for more efficient circulation in light of new land uses and improvements proposed for the site. When redevelopment proceeds, circulation and accessibility can be enhanced by implementing the following recommendations (See Circulation Change Site 10 and Main Street Realignment Cross-Section):

Roads to be Vacated

- Main Street beginning at the frontage of Block 11301, Lot 1 and ending at the Black Horse Pike (US 322). Also includes vacating the traffic signal.
- The jughandle at westbound Black Horse Pike (US 322) and Main Street. Also includes vacating the traffic signal.
- The driveway providing access to Williamstown Shopping Center from Main Street.

New Roads to be Constructed

- Realignment of Main Street that dips south at the frontage of Block 11301, Lot 1 and continues through Block 11301, Lot 2; redirects southeast in order to provide parallel road frontage and abut Block 11301, Lot 2.01; and terminates at the secondary street providing access to Williamstown Shopping Center from eastbound Black Horse Pike (US 322). The realignment of Main Street shall be constructed within a 90-foot right-of-way. The right-of-way shall include a cartway consisting of two (2) 12-foot travel lanes, one (1) 12-foot center turn lane, two (2) 5-foot bike lanes and two (2) 8-foot on-street parking lanes. On both sides of the street, the right-of-way outside of the cartway shall consist of a 6-foot planting and utility strip (with buried utilities) and an 8-foot wide sidewalk.
- Redesignation of the secondary street providing access to Williamstown Shopping Center to a local road that continues through a new signalized intersection at the Black Horse Pike (US 322) in order to provide access to the portion of the Acme Shopping Center Redevelopment Area on the northeastern side of the Black Horse Pike (US 322).
- Extension of the existing off-ramp from eastbound Black Horse Pike (US 322) to Main Street in order to intersect with a realigned Main Street.

Compliance with the Goals and Objectives of the Master Plan

See the following map (Site #10) for exact location of Land Use/Zoning Map change.

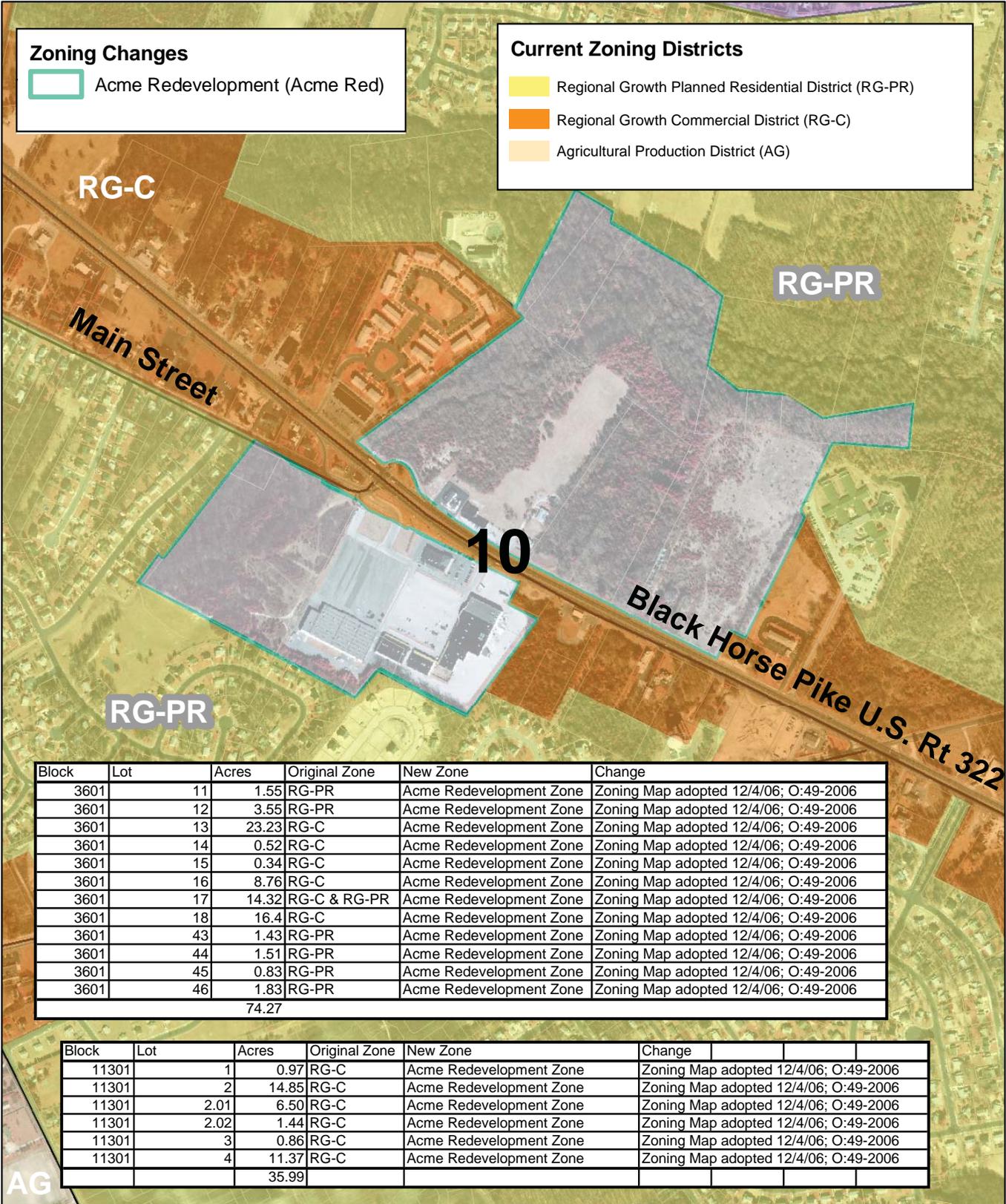
The Acme Redevelopment Plan conforms with the goals and objectives of the current master plan. The goals and objectives that specifically apply are as follows:

Goals:

- Encourage a pattern of compact and contiguous growth within appropriate areas of the Township.
- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for a balanced economic base and a source of employment through utilization of non-residential 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 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 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.
- To encourage good, context-sensitive community design.
- To promote adequate provision of employment opportunities and the economic health of the Township.
- To promote the development of new employment in areas that are convenient to existing housing.
- To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.



Zoning Changes
 Acme Redevelopment (Acme Red)

Current Zoning Districts
 Regional Growth Planned Residential District (RG-PR)
 Regional Growth Commercial District (RG-C)
 Agricultural Production District (AG)

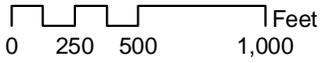
| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|-----|-------|---------------|-------------------------|---------------------------------------|
| 3601 | 11 | 1.55 | RG-PR | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 12 | 3.55 | RG-PR | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 13 | 23.23 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 14 | 0.52 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 15 | 0.34 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 16 | 8.76 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 17 | 14.32 | RG-C & RG-PR | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 18 | 16.4 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 43 | 1.43 | RG-PR | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 44 | 1.51 | RG-PR | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 45 | 0.83 | RG-PR | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 3601 | 46 | 1.83 | RG-PR | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| | | 74.27 | | | |

| Block | Lot | Acres | Original Zone | New Zone | Change |
|-------|------|-------|---------------|-------------------------|---------------------------------------|
| 11301 | 1 | 0.97 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 11301 | 2 | 14.85 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 11301 | 2.01 | 6.50 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 11301 | 2.02 | 1.44 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 11301 | 3 | 0.86 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| 11301 | 4 | 11.37 | RG-C | Acme Redevelopment Zone | Zoning Map adopted 12/4/06; O:49-2006 |
| | | 35.99 | | | |

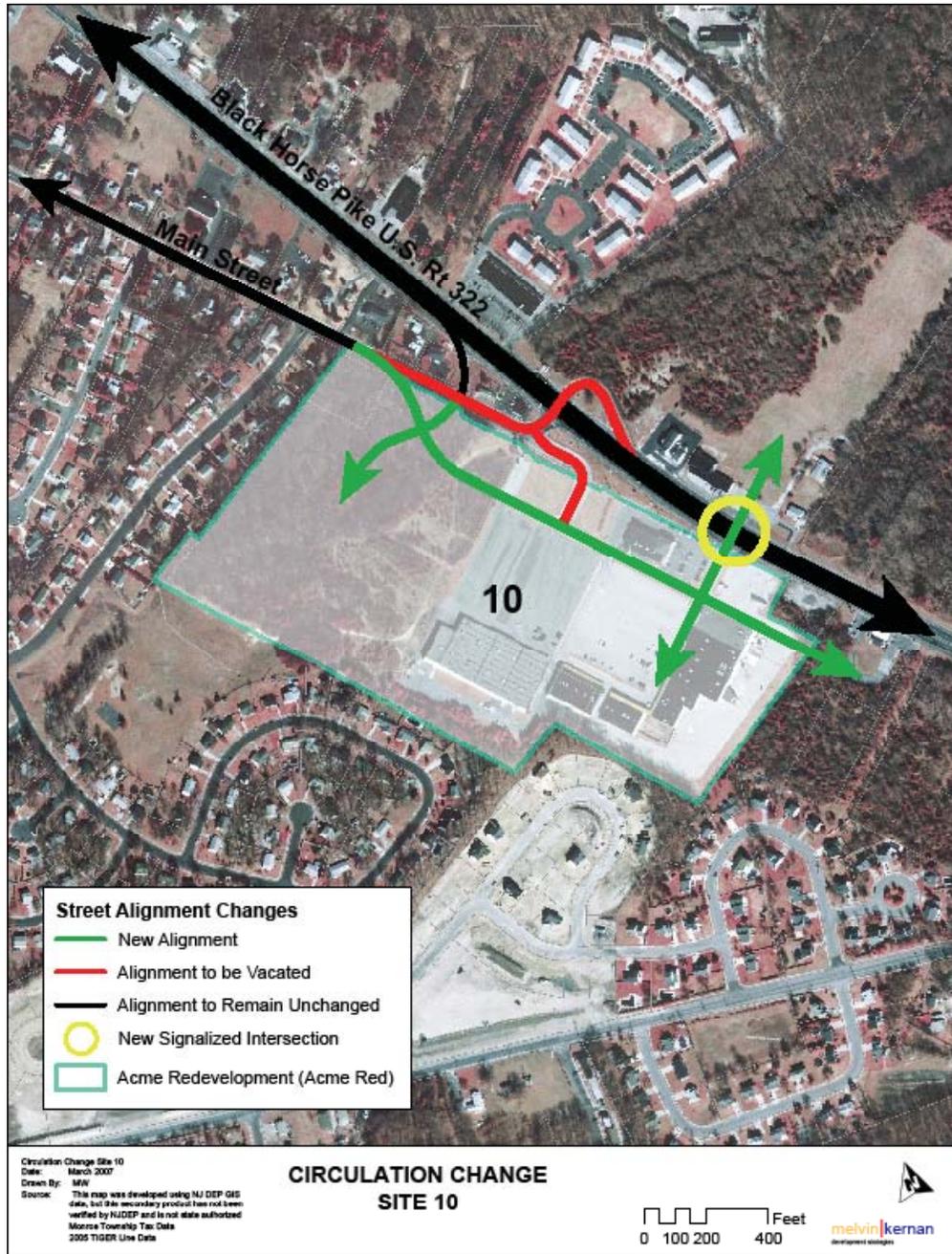
Zoning Change Site 10
 Date: March 2007
 Drawn By: AR

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

ZONING CHANGE SITE 10



melvin|kernan
 development strategies



| sidewalk | planting/ utility strip | parking lane | bike lane | travel lane | center turn lane | travel lane | bike lane | parking lane | planting/ utility strip | sidewalk |
|----------|-------------------------------|-----------------|--------------|----------------|------------------------|----------------|--------------|-----------------|-------------------------------|----------|
| 8' | 6' | 8' | 5' | 12' | 12' | 12' | 5' | 8' | 6' | 8' |
| 14' | | | | | | | | | 14' | |
| | | | | | 62' | | | | | |
| | | | | | 90' | | | | | |

New Main Street Alignment

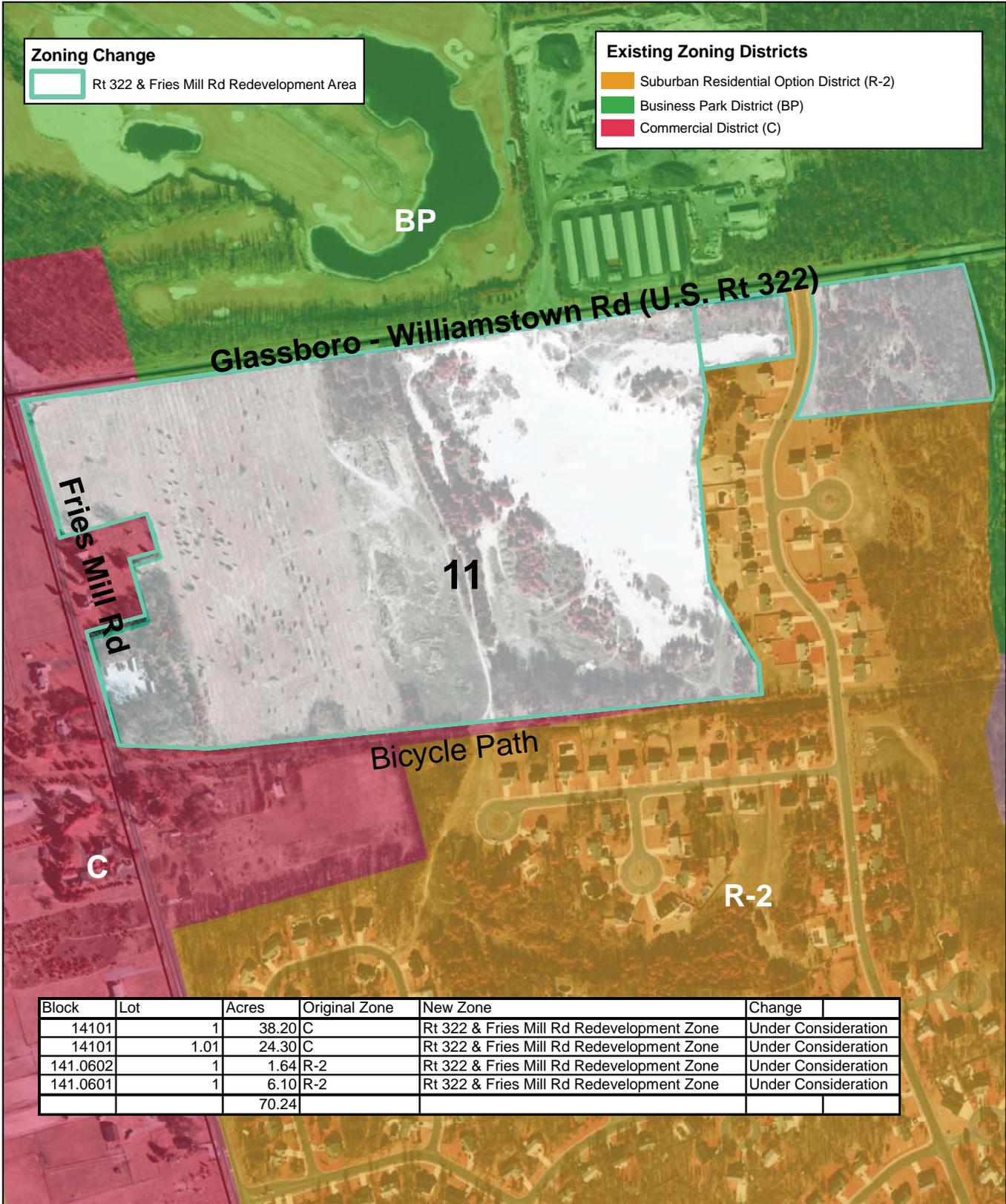
F. Route 322 and Fries Mill Road Redevelopment Zone

It is recommended that the Township study the possibility of developing a mixed use scenario at the corner of Fries Mill Road and Route 322. This site is 12± acres in size and is zoned Community Commercial. The study would include a Phase I Environmental Site Assessment, a mix of up to 300 townhouse and multi-family condominium units with a COAH setback, design standards and a significant non-residential commercial component.

See the following map (Site #11) for exact location of Land Use/Zoning Map Redevelopment Study Area.

Zoning Change
 Rt 322 & Fries Mill Rd Redevelopment Area

Existing Zoning Districts
 Suburban Residential Option District (R-2)
 Business Park District (BP)
 Commercial District (C)

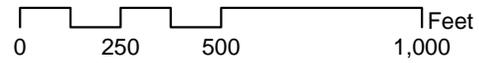


| Block | Lot | Acres | Original Zone | New Zone | Change |
|----------|------|-------|---------------|---|---------------------|
| 14101 | 1 | 38.20 | C | Rt 322 & Fries Mill Rd Redevelopment Zone | Under Consideration |
| 14101 | 1.01 | 24.30 | C | Rt 322 & Fries Mill Rd Redevelopment Zone | Under Consideration |
| 141.0602 | 1 | 1.64 | R-2 | Rt 322 & Fries Mill Rd Redevelopment Zone | Under Consideration |
| 141.0601 | 1 | 6.10 | R-2 | Rt 322 & Fries Mill Rd Redevelopment Zone | Under Consideration |
| | | 70.24 | | | |

Zoning Change Site 11
 Date: March 2007
 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

**ZONING CHANGE
 SITE 11**



APPENDIX 1

§ 175-11. Definitions.

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 the 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 – An Assisted Living facility shall be a facility, which provides long term housing opportunities for individuals of age-restricted

category, which facilities shall provide in addition to a basic living unit, medical, nursing and related facilities, which may be required by the residents therein to afford them the opportunity to obtain assistance when needed while preserving their basic living unit during the time that any additional medical, nursing, or related services are required.

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 - An age-restricted development that provides a continuum of accommodations and care, from independent living to long-term bed care and which enters into contracts to provide lifelong care in exchange for the payment of monthly fees, plus an entrance fee in excess of one year of monthly fees conforming to N.J.S.A. 52:27D-330 et seq.

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 district 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 board 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.

§ 175-89. Accessory Buildings.

- A. Any accessory building attached to a principal building is part of the principal building and shall adhere to the yard requirements for the principal building, regardless of the technique of connecting the principal and accessory buildings.
- B. Location. With the exception of storage sheds described in Subsection D below, an accessory building or structure may be erected in side and rear areas only and shall be set back from lot lines as may be prescribed in Article XIV of this chapter, except that if erected on a corner lot, the accessory building or structure shall be set back from the side street to comply with the setback line applying to the principal building for that side street.
- C. ~~Private garages.~~ No business, service or industry shall be conducted within a private garage, except for lawfully permitted home occupations in accordance with Section 175-111.
- D. ~~Freestanding.~~ Storage sheds shall be permitted as accessory uses in all zones, provided:
- (1) The shed is located in the rear yard of the lot on which it is located.
 - (2) The shed is located a minimum of five feet from any side or rear property line.
 - (3) Sheds with a maximum floor area of ~~420~~ 200 square feet and a maximum height of eight feet at the side walls and 9 ½ feet at the roof peak, as measured from ground level, shall be setback a minimum of five feet from any side or rear lot line.
 - (4) Sheds with a floor area exceeding ~~420~~ 200 square feet and/or a height exceeding eight feet at the side walls and 9 ½ feet at the roof peak, as measured from ground level, shall be set back from lot lines as may be prescribed in Article XIV of this chapter.
 - (5) Each residential property shall be permitted no more than two (2) storage sheds.
- E. Accessory buildings or structures shall not be located in any required buffer areas, easements or drainageways, except for fences.
- F. A maximum of three (3) accessory buildings or
- structures shall be permitted on a lot associated with a principal structure, building or use, except on qualified farmland.
- G. An accessory building or structure shall not exceed a height of eighteen (18) feet.
- H. No construction permit shall be issued for the construction of an accessory building or structure prior to the issuance of a construction permit for the construction of the principal building or structure upon the same premises.

§ 175-125. Open Space.

- A. Open space shall be provided in every major residential subdivision or development in an amount as required by Article XIV of this chapter. In those residential zoning districts where Article XIV of this chapter does not specify an open space requirement, a minimum of 10% of the site acreage shall be in open space. 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. If the Planning or Zoning Board finds that the size, design and location of the open space is not acceptable, the applicant shall, in lieu of providing all or part of the open space, pay a fee equal to the value of the open space land to the Township. The cash bequest in lieu of 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 open space 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.
- 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 or Zoning Board shall have complete and final determination as to the quality, adequacy, usefulness and functionalism of the lands set aside for open space. Active and passive recreational facilities shall include, but not be limited to, ballfields 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. The amount of the contribution required pursuant hereto in lieu of construction of active and passive recreation facilities shall be not less than \$2,000 per dwelling unit.—In all residential developments which require open space and recreation facilities, the developer shall install, as a minimum, the following open space area and active 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 or Zoning 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 ¹ | Tennis Courts ³ | Basketball Grounds ⁴ | Multi-purpose Fields ⁷ | Play Grounds ² | Neighborhood Parks ⁹ |
|----------------|---------------------------------|-----------------------|----------------------------|---------------------------------|-----------------------------------|---------------------------|---------------------------------|
| 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 covers 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 (½) 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 (½) acre and shall have, as a minimum, five (5) aluminum picnic tables and three (3) grills.

- (f) Parking area: a minimum of one (1) parking space per three hundred (300) persons of population served with not fewer than ten (10) total parking spaces, with at least 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 in an adult-oriented 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. The cash bequest in lieu of active recreation shall be used exclusively for 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 active recreation 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.~~
- N. Contributions in-lieu of recreation facilities.
- (1) The Board may determine that good planning and use of resources on a community-wide basis requires that recreational improvements 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

will be waived, any approval by the Board for development shall contain findings of fact as to the need to devote recreational 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. 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) Such contribution amounts shall be determined by considering the amounts previously paid in similar situations, the amount of cost and expense saved to the developer by waiver of provisions for recreational improvements otherwise required and the impacts of the recreational needs and demand of the future residents of the development.

(4) The contribution amount shall also be determined by the Township based upon the estimated cost to the Township to provide recreation facilities that would otherwise be required by the proposed development, plus a factor of 20% for design and administration, and shall be prorated over the total number of building lots, as shown on the preliminary plans approved by the Planning or Zoning Board, in order to determine a per lot amount. An evaluation of the costs will be reviewed annually by the Township Council in order to determine if the per lot or unit contribution needs to be adjusted. The amount of the contribution required pursuant hereto in lieu of construction of active and passive recreation facilities shall be not less than \$3,500 per dwelling unit and/or lot.

(5) Payment of the facilities 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.

(6) The cash bequest in lieu of recreation facilities 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.

(7) 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 be required to pay the in-lieu fee of \$3,500 per dwelling unit and/or lot.

§ 175-157. General Standards

J. Accessory dwelling units may be permitted as an accessory use in association with an existing single-family detached dwelling units.

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.

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.

An accessory dwelling unit may be permitted as an accessory use to an existing single-family home detached dwelling unit under the following conditions:

- (1) 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.
- (2) 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.
- (3) 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.
- (4) 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).

(5) 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.

(6) No accessory dwelling unit shall receive a building permit unless the property owner demonstrates that an adequate potable water supply is available.

(7) 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.

(8) The accessory dwelling unit shall be in full compliance with all applicable health and construction codes prior to occupancy.

(9) 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.

(10) 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.

(11) Exterior stairs are restricted to the rear or sides of the structure wherever practicable.

(12) 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.

§ 175-161 Regional Growth Zoning Districts.

[Ordinance O:34-2006 mistakenly placed the following section under "B. Permitted uses." It should be moved to "C. Additional standards for permitted uses." and amended as indicated below.]

(9) Planned large-scale anchor store developments, where permitted, may contain any use defined as community commercial in this chapter as well as business and professional offices, public garages, garden centers, service stations and establishments with drive-through windows and shall comply with the following:

- (a) Planned large-scale developments shall require maximum attention to proper site design considerations, including the location of structure and parking areas, proper ingress and egress, development of an interior street system, architectural design, landscaping and the compatibility of any proposal with the natural foliage, soils, contours, drainage patterns and the need to avoid visual intrusions and performance nuisances upon adjacent residences or residential zones.
- (b) All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including but not limited to the following: doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals and graphics. In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process.
- (c) Gross floor area. Planned anchor store development uses shall have a total minimum gross floor area of 100,000 square feet, which ~~shall~~ *may* be contained within at least two principal buildings which can be structurally connected for efficient pedestrian circulation.
- (d) Minimum lot frontage, front yard,

side yard and rear yard setback requirements shall not be regarded as inflexible, nor shall they be applied in a manner that will adversely affect full implementation of a plan of development. The attainment of these requirements shall not be considered justification for building placement and proper site plan design without other considerations set forth in this Chapter.

- (e) Any principal building may contain more than one use of organization. Any lot may contain more than one principal building, provided that the total building coverage specified herein is not exceeded and the following building separation requirements are met:
 - (1) All principal building shall be separated by a minimum of 25 feet provided that separation is to be used solely for pedestrian circulation. Principal buildings within planned anchorstore uses may be structurally linked, provided that such linkages are part of a well-conceived architectural design and are representative architectural achievements with such concepts.
 - (2) All principal buildings shall be separated by a minimum of 50 feet when such separation is to be used for parking and vehicular circulation.
- (f) At least the first 20 feet adjacent to any street line and 10 feet adjacent to any lot line shall be planted and maintained in lawn area or ground cover or landscaped with evergreen shrubbery and shall be separated from the parking area by suitable curbing as determined by this Chapter and the Planning Board during site plan review.
- (g) Establishments with drive-through windows:
 - (1) A drive-through facility shall be architecturally integrated with and into the principal building.

- (2) A drive-through facility shall not be located on the street side of the building or in front of the front building setback line.
- (3) A drive-through facility shall be permitted only at locations where such facility is not a dominant visual element on the site.
- (4) A drive-through facility, accompanying driveway and associated signage shall be set back a minimum distance of 50 feet from any land zoned for residential development.
- (5) A drive-through facility and associated signage shall be provided with landscaping to visually enhance views of the facility, signage and driveway as seen from the surrounding area.
- (6) A drive-through facility may be permitted, provided that such a facility does not adversely impede or conflict with pedestrian and/or vehicular circulation.
- (7) The Planning Board shall be satisfied that the on-site and off-site traffic circulation is capable of accommodating the proposed traffic volume associated with such facility, particularly during peak hours. The stacking driveway for the drive-through window shall provide room for at least five automobiles and shall be completely separated from any off-street parking areas and their access aisles, loading areas, and/or trash enclosures.
- (h) No waste equipment or similar material or objects shall be displayed or stored outside except for outdoor storage of mobile equipment.
- (i) The accessory merchandising and sale of retail goods is permitted upon sidewalks adjacent to structures, so long as there is an area of the sidewalk which is not merchandised, and satisfies the Ordinance standard for free flow sidewalk depth, i.e., a 10 foot sidewalk merchandised to 4 feet allowing a 6 foot free passage.
- (j) All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
- (k) All portions of the property not utilized by buildings or paved surfaces, shall be landscaped utilizing combinations such as landscaped fencing, Shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planted for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from on-site and contributing upstream areas.
- (l) A minimum buffer area of 50 feet in width shall be provided along any common property with a residential district in accordance with §175-93 of this Chapter.
- ~~(m) Parking shall be as required by §175-123 of this Chapter.~~
- ~~(n) Each activity shall provide for off-street loading and unloading with adequate ingress to and egress from streets and shall provide such areas at the side or rear of the building. Each space shall be at least 15 by 40 feet and one space shall be provided for every 8,000 square feet of gross floor area or fraction thereof in each building.~~

~~There shall be no loading or unloading from the street.~~

~~(o) Loading area requirements may be met by combining the floor areas of several activities taking place under one roof and applying the above ratios.~~

~~(m)(p)~~ There shall be at least one trash and garbage pickup location provided for each building, which shall be separated from the parking spaces by the storage of trash and/or garbage in steel-like, totally enclosed containers located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of the three. If located within the building, the doorway may serve both the loading and trash/garbage functions. If a container is used for trash/garbage functions and is located outside the building, it may be located adjacent to or within the general landing area(s), provided that the container in no way interferes with or restricts loading and unloading functions. All outside loading areas shall be lighted.

~~(n) The applicant shall provide a signage plan that addresses all permanent and temporary signs including free standing and façade, subject to Planning Board review and approval as to size, location, quantity, color, material, lighting, landscaping, and height.~~

§ 175-162. R-2 Residential Districts. (*Non-Pinelands Area*)
~~[Amended 5-21-1990 by Ord. No. O-11-90]~~

A. Purpose and base requirements. Each of the three non-Pinelands residential districts was created to recognize a different need. The R-1 district recognizes the importance of existing residential and commercial centers to the Township's landscape and image. The R-2 district creates the opportunity for flexible residential design options in undeveloped places adjacent to areas from which utilities can be extended. This zone will utilize gross density as a basis for development with unit type being an option. The R-3 district recognizes and preserves the rural character of certain portions of the Township while promoting context-sensitive design. The purpose of this district is to recognize the need to promote the orderly and efficient development of those land areas which lie adjacent to existing developed areas and are undergoing transition to a suburban residential pattern. Utilities may be available to much of this district. Therefore, densities should accommodate their extension. In order to encourage flexibility in design, this zone will utilize gross density as a basis for development with unit type being an option. **[Amended 7-21-1992 by Ord. No. O-27-92]**

(1) ~~For single-family attached projects with both primary access on Sicklerville Road and a minimum size of 15 acres, the maximum gross density shall be 6.1 units per acre. All design requirements in § 175-146 shall be followed.~~

(2) ~~For all other types of development, except for Subsection A(1) above, gross density shall not exceed 1.5 units per acre.~~

(3) ~~A minimum of 30% of the site acreage shall be in open space as defined in § 175-125. **[Amended 10-23-2001 by Ord. No. O-31-2001; 9-23-2003 by Ord. No. O-44-2003]**~~

(1) For all types of development in the R-1 zone, gross density shall not exceed 2.5 units per acre.

(2.) For Cluster Development following the requirements of Section D(6 in the Suburban Residential Option Zoning District (R-2) below, the maximum gross density shall be 1.25 units per acre.

(3) For all other types of development *in the R-*

2 zone, except for Subsection A(2) above, gross density shall not exceed 1.0 units per acre. **[Amended 10-23-2001 by Ord. No. O-31-2001]**

(4) For all types of development in the R-3 zone, the maximum permitted units per lot is one.

C. Additional standards for permitted uses.

(1) All Non-Pinelands Residential Zones:

a. See §175-90.

b. Residential swimming pools shall conform to the requirements of Section 175-145.

c. Utility sheds and/or accessory buildings shall conform to the requirements of Section 175-89.

d. Fences and walls not to exceed six (6) feet in height shall be permitted in the rear and side yard areas only. Fences and walls not to exceed four (4) feet in height shall also be permitted in the front yard areas.

(2) R-1, Residential District 1:

a. Density: the maximum permitted gross density shall be 2.5 units per acre.

b. A landscaped buffer, 25 feet wide, shall be provided as necessary to provide adequate screening for major subdivisions, wherever the proposed residential development abuts an existing or approved planned unit developed, multi-family development or nonresidential use. 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 screening.

c. A minimum of 10 percent of the total tract area shall be set aside as common open space, and shall conform to

the requirements of Section 175-125. Community Commercial development shall provide common open space in the form of public square, plaza or passage and shall provide such amenities as upgraded pavement materials, seating areas, bike racks, landscaping and/or fountains.

d. All development shall connect to an approved and functioning central water and sanitary sewerage treatment system.

e. Private residential swimming pools shall conform to the requirements of Section 175-145.

f. Utility sheds and/or other accessory buildings shall conform to the requirements of Section 175-89.

g. Fences and walls not exceeding six (6) feet in height shall be permitted in the rear and side yard areas only. Fences and walls not to exceed four (4) feet in height shall also be permitted in the front yard areas.

(3) R-2, Suburban Residential Option District:

a. A landscaped 25 foot buffer shall be provided as necessary to provide adequate screening for major subdivisions wherever the subdivision abuts an existing nonresidential use or an existing arterial or collector street. The buffer, designed in accordance with Section 175-93 shall contain existing woodlands, dense plantings of evergreen trees and shrubs or landscaped earth berms. Exotic/invasive plant materials are prohibited.

(4) R-3, Residential District 3:

a. Requirements for single-family detached units:

[1] Lots existing as of the date of this ordinance that are developed with a permitted use and are less than three acres in area shall be grandfathered and shall be subject to R-2 Residential standards for all additions or modifications to existing

or proposed structures. Grandfather status of these lots shall be vacated upon application for subdivision.

[2] Maximum units per lot: one.

b. Private residential swimming pools shall conform to the requirements of Section 174-145.

c. Utility sheds and accessory buildings shall conform to Section 175-89.

d. Fences and walls not to exceed six (6) feet in height shall be permitted in the rear and side yard areas only. Fences and walls not to exceed four (4) feet in height shall also be permitted in the front yard areas.

D. (5) R-1 Community Commercial

Community commercial uses, as defined in Section 175-11, may be permitted by the Planning Board as a Conditional Use in the R-1 zone subject to the following:

(a) Uses shall front on Main Street with principal access to that street.

(b) The design of any building must conform to the residential character of the area.

(c) The use will not detract from the character of the neighborhood.

(d) The property is suitable for the intended use.

(e) The use will service the best interests of the Township.

(f) There will not be any noise and lighting situations adversely affecting adjacent residential properties.

(g) All of the area, yard, building coverage, buffer, height, parking, sign and general requirements of the Commercial (C) District and other applicable requirements of the Land Management Ordinance shall be met.

D. (6) R-2 Cluster Option: Single Family detached.

clustered residential units may be approved as a conditional use, subject to the following standards:

- (a) The minimum tract size is 20 acres.
- (b) A minimum of 35% of the total tract area must be set aside and dedicated as public open space in accordance with Section 175-125.
- (c) A minimum of 5 contiguous upland acres suitable for active recreation must be dedicated in a location and configuration as to be a focal point of the community. It should not be tucked behind houses. The space should be regularly shaped in an orthogonal configuration and have minimum dimensions of 400 feet of width and length. The 5 acre open space is credited toward the 35% minimum open space requirement.
- (d) Coving and other conservation design techniques as outlined in the Master Plan are permitted at the discretion of the Planning Board or Zoning Board of Adjustment.
- (e) Subject to additional standards for permitted uses and buffers as outlined in this chapter.
- (f) All development shall connect to an approved and functioning central water and sanitary sewerage treatment system.

(c) Parking inventory must conform to township requirements. A maximum of one row of parking is permitted in the front yard between the street right-of-way and the front façade of the building. All other parking must be located in the side and rear yard areas.

(d) A minimum 25 foot landscaped buffer shall be provided adjacent to all pre-existing residential uses. Landscaping shall be designed to provide a continuous dense visual screen between the commercial use and adjacent residential properties.

(e) Lighting shall be designed so that it will not spill onto adjacent properties.

(f) HVAC equipment shall either be internal to the architecture or shall be limited to rear yards and shall be adequately screened from adjacent properties.

(g) All structures shall be architecturally compatible in scale to adjacent residential structures. Façade materials shall be limited to brick, clapboard or individually applied synthetic clapboard planks. All four sides of structures shall be architecturally designed.

D. (7) R-3 Commercial Overlay

(a) In the R-3 zone, Community Commercial uses, as defined in §175-11, may be permitted as a conditional use on parcels within the Commercial Overlay, as shown on the official Zoning Map referenced in §175-155, subject to the following conditions:

(a) Area and bulk standards shall conform to the Commercial (C) District standards.

(b) Uses are limited to Community Commercial Uses, Neighborhood Commercial uses and General Office use.

[In addition to the corrections to the schedule of limitations and the schedule of permitted uses (§175-168) below, strike R-30 and R-40 columns and replace with R-1 and R-3 as shown]

**SCHEDULE OF LIMITATIONS:
OTHER RESIDENTIAL ZONING DISTRICTS
(NON-PINELANDS AREA)**

| Minimum Requirements for Uses | R-1 | R-2 | R-3 |
|---|---------------------------|---------------------------------------|-----------------------|
| Single-family detached dwelling (with public sewer) ¹⁸ | | | |
| Lot area (square feet) | 10,000 ¹ | 20,000 32,670 ² | <u>130,680 (3 Ac)</u> |
| Exception: corner lot area (square feet) | 12,000 ¹ | -- | - |
| Front yard/building setback (feet) | <u>30</u> | 40 50 | 100 |
| Side Yard (feet) | <u>70</u> | 15 25 | <u>20</u> |
| Exception: corner lot (feet) | <u>30</u> | 30 -- | - |
| Driveway side yard (feet) | -- | 15 70 | - |
| Rear yard (feet) | <u>25</u> | 30 75 | 50 |
| Lot frontage (feet) | <u>50</u> | 80 100 | <u>200</u> |
| Lot width (feet) | <u>75</u> | 100 120 | <u>200</u> |
| Exception: corner lot width (feet) | -- | -- | - |
| Lot depth (feet) | <u>125</u> | 200 | <u>650</u> |
| Lot coverage (maximum) (percent) | <u>25%</u> 35% | - | <u>30%</u> |
| Building height ⁷ | -- | - | - |
| Two-family or twin ^{1,6} | | | |
| Lot area (square feet) | | | |
| Per unit | <u>7,500</u> | 10,000 16,335 | - |
| Per building | <u>15,000²</u> | 20,000 32,670 | - |
| Exception: corner lot area (square feet) | | 15,000³ 24,500 | - |
| Front yard/building setback (feet) | <u>30</u> | 40 50 | - |
| Side yard (one per unit) (feet) | <u>70</u> | 16 25 | - |
| Exception: corner lot (feet) | <u>30</u> | 20⁵ 30 | - |
| Rear yard (feet) | <u>25</u> | 25 75 | - |
| Lot frontage (per building) (feet) | <u>120</u> | 125 | - |
| Per unit | <u>60</u> | 50 75 | - |
| Per building | <u>120</u> | 100 150 | - |
| Lot width (per unit) (feet) | <u>60</u> | 70 105 | - |
| Exception: corner lot width (feet) | | 90 115 | - |
| Lot Depth | <u>200</u> | 125 | - |
| Lot coverage (maximum) (percent) | <u>30%</u> | 35% 30% | - |
| Building height ⁷ | <u>35</u> | -- | - |
| Institutional, fraternal and social lodges | | | |
| Lot area (square feet) ⁸ | <u>20,000</u> | 20,000 | * |
| Front yard/building setback | <u>75</u> | 75 | - |
| Side Yard (feet) ^{9,10} | <u>30</u> | 30 | - |
| Exception: corner lot | <u>45¹¹</u> | 45 ¹¹ | - |
| Rear yard (feet) | <u>50</u> | 50 | - |
| Lot width (feet) | <u>100</u> | 100 | - |
| Exception: corner lot width (feet) | <u>100</u> | 100 | - |
| Lot and building coverage (maximum) (percent) | <u>25%</u> | 25% | - |
| Building height ⁷ | <u>7</u> | 7 | - |
| Off-street parking | <u>12</u> | 12 | - |
| Buffers | <u>13</u> | 13 | - |
| Home occupations | <u>14</u> | 14 | - |
| Home professional | <u>15</u> | 15 | - |
| Roadside farmstands ¹⁶ | | | |
| Front yard/building setback (feet) ¹⁷ | <u>20</u> | 20 | - |
| Single-family detached dwelling (Cluster) ¹⁸ | | | |
| Lot area (square feet) | | <u>17,500</u> | - |
| Front yard/building setback (feet) | | <u>40</u> | - |
| Side Yard (feet) | | <u>15</u> | - |
| Driveway side yard (feet) | | <u>70</u> | - |
| Rear yard (feet) | | <u>75</u> | - |
| Lot frontage (feet) | | <u>80</u> | - |
| Lot width (feet) | | <u>90</u> | - |
| Lot depth (feet) | | <u>180</u> | - |
| Lot coverage (maximum) (percent) | | <u>30%</u> | - |
| Building height ² | | -- | - |

| | | |
|---|------------|---|
| <u>Single-family detached dwelling (on-site disposal)</u> ¹² | | : |
| Lot area (square feet) | 1 acre | : |
| Front yard/building setback (feet) | 60 | : |
| Side Yard (feet) | 20 | : |
| Exception: corner lot (feet) | 30 | : |
| Rear yard (feet) | 75 | : |
| Lot frontage (feet) | 120 | : |
| Lot width (feet) | 150 | : |
| Exception: corner lot (feet) | -- | : |
| Lot coverage (maximum) (percent) | <u>20%</u> | : |
| Lot depth | | : |
| Building height ⁷ | -- | : |
| Assisted living facility ²⁰ | | : |
| Lot area (acres) | 5 | : |
| Lot frontage (feet) | 300 | : |
| Front yard/building setback (feet) | 75 | : |
| Side Yard (feet) | 30 | : |
| Rear yard (feet) | 50 | : |
| Lot coverage (maximum) (percent) | 60% | : |
| Buffers (feet) | 10 | : |
| Building height ⁷ | | : |
| Parking ¹² | | : |

NOTES:

- ¹ Minimum where public water and sewer are available and/or used.
- ³ Minimum side yard: 8 feet: minimum aggregate width of side yards: 20 feet.
- ⁴ Minimum side yard: 8 feet: minimum aggregate width of side yards: 18 feet.
- ⁵ Minimum side yard adjacent to the nonfronting street for a corner lot.
- ⁶ Regulations for each unit of a twin shall be 50% of the lot area, lot width and lot frontage for a twin; only 1 side yard shall be required.
- ⁷ Subject to the requirements of § 175-109, Height. **[Amended 8-12-1997 by Ord. No. 0-40-97]**
- ⁸ Square footage for each use on the lot.
- ⁹ Measured from the outside of the structure closest to each side lot line.
- ¹⁰ The Board may, in lieu of the required side yard areas, allow construction of a buffer equal to not less than 50% of that side yard.
- ¹¹ Minimum side yard adjacent to the nonconforming street.
- ¹² In accordance with the standards of § 175-123.
- ¹³ In accordance with the standards of § 175-93 and Note ¹⁰ above.
- ¹⁴ Subject to the provisions governing the principal use and as found in § 175-111 of this chapter.
- ¹⁵ Subject to the provisions governing the principal use and as found in § 175-112 of this chapter.
- ¹⁶ Subject to § 175-162E(1).
- ¹⁷ Applicable only to the accessory use, not to the principal use.
- ¹⁸ **[Amended ----- by Ord. No-----]**
- ¹⁹ **[Amended 10-23-2001 by Ord. No. O-31-2001]**
- ²⁰ **[Added 10-23-2001 by Ord. No. O-31-2001]**

**§175-162.3 R-3, Residential District 3 and Section 175-162.4 R-1,
Residential District 1**

Can both be deleted in their entirety as the provision of these sections are now covered by Section 175-162 Residential Districts, the schedule of permitted uses, and schedule of limitations.

§ 175-162.1 RA, Residential Age Restricted District

- A. The intent of the Residential Age-Restricted (RA) District is to promote residential development on appropriately located tracts of land in the non-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. 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.

The RA District shall permit the construction of new non age-restricted housing, or the expansion of non age-restricted housing in accordance with the provisions of this section.

- B. ~~A.(B.)~~ A single-family detached dwelling located in the RA district, which has received a certificate of occupancy or temporary certificate of occupancy prior to {date}, may be enlarged without an appeal to the approving authority, even though the dwelling may be on a nonconforming lot, provided that:

(1) The proposed enlargement conforms with the use, area, yard, building height and lot coverage requirements of the R-2 zoning district; and

(2) The proposed enlargement does not increase the nonconformity of any dimensional setback violations existing prior to [date].

- C. ~~B. (C.)~~ Accessory buildings or structures may be added to single-family detached dwellings on nonconforming lots located in the RA zoning district, without an appeal to the approving authority, provided that:

(1) The dwelling received a certificate of occupancy or temporary certificate of occupancy prior to April 10, 2007; and

(2) The accessory building or structure, by itself, conforms with all requirements of the R-2 zoning district for single family detached dwellings.

- D. A lot located in the RA zoning district may be developed with a single-family dwelling without an appeal to the approving authority, provided the lot does not require subdivision and cannot be reasonably combined with another vacant lot from a tract having at least 8 acres, the lot is vacant with an area measuring at least 30,000 square feet, and the setbacks and other requirements of the R-2 zoning district can be satisfied or the lot had received final subdivision approval from the Planning Board prior to [date].

§ 175-163 Nonresidential Districts.

A. Purpose.

- (1) The purpose of these districts is to provide opportunities for employment in proximity to the existing residential centers of the Township. This zoning plan is arranged to foster an expansion of industrial and commercial uses in an orderly fashion.
- (2) Reserved: The provisions of this section are not meant to be applied to zoning districts within the Pinelands Management Areas.
- (3) ~~The Community Commercial Zones are concentrated on the Black Horse Pike so as to minimally impact the residential areas of the Township. The Neighborhood Commercial Zone is intended to absorb the light commercial uses which rely heavily upon the surrounding neighborhood for support.~~

B. RA Residential Age-Restricted District.

- (1) ~~Intent. The intent of the Residential Age-Restricted (RA) District is to promote residential development on appropriately located tracts of land in the non-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. 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.~~
- (2) ~~Age and occupancy requirements. The following age and occupancy requirements shall apply to all dwelling units in a residential age-restricted development:
 - (a) ~~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 55 years of age. "Permanent residents" are defined as people who live in the units more than 30 days in any twelve-month period.~~
 - (b) ~~A maximum of one child, 18 years of age or older, may reside as a permanent resident with his or her parent(s) or legal guardian(s).~~~~

~~(c) No more than three permanent residents shall occupy any one unit.~~

~~(3) Use:~~

~~(a) Principal permitted uses:~~

~~[1] Single-family detached dwellings:~~

~~[2] Two-family (duplex or twin) dwellings:~~

~~[3] Single-family attached (townhouses) dwellings, subject to the requirements of §175-146.~~

~~[4] Agricultural, subject to the requirements of §175-90.~~

~~[5] Public service infrastructure:~~

~~[6] Condominium flats:~~

~~(b) Conditional uses:~~

~~[1] Mobile home parks, subject to the requirements of the Township's Mobile Home Park Ordinance (Chapter 289) and §1750161C(6).~~

~~[2] Institutional uses, subject to §175-162D(1).~~

~~(c) Permitted accessory uses:~~

~~[1] 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:~~

~~[2] Off-street parking and private garages:~~

~~[3] Home occupations, subject to §175-111.~~

~~(4) Area and bulk requirements:~~

~~(a) Tract area: the minimum required tract area for residential age-~~

restricted developments is 20 acres.

(b) ~~Density: the maximum permitted gross density shall be 3.75 units per acre.~~

(c) ~~Bulk requirements:~~

~~[1] Single-family detached dwellings~~

~~[a] Minimum lot area: 5,500 square feet.~~

~~[b] Minimum lot frontage/width: 50 feet.~~

~~[c] Minimum lot depth: 110 feet.~~

~~[d] Minimum front yard: 20 feet. Maximum front yard setback for any portion of the front façade: 35 feet. A minimum of 20% of the front façade shall be located on the minimum front setback line. Corner lots shall provide the minimum front yard requirement for both intersecting streets.~~

~~[e] Minimum side yard: five feet for one side, 15 feet total. There shall be a minimum of 10 feet between dwellings.~~

~~[f] Minimum rear yard: 20 feet.~~

~~[g] Maximum lot coverage: 60%.~~

~~[h] Maximum building height: 35 feet.~~

~~[2] Two-family (duplex or twin) dwellings:~~

~~[a] Minimum lot area: 12,000 square feet per building, 6,000 square feet per unit.~~

~~[b] Minimum lot frontage/width: 100 feet per building, 50 feet per unit.~~

~~[c] Minimum lot depth: 110 feet.~~

~~[d] Minimum front yard: 20 feet. Maximum front yard set back for any portion of the front façade: 35 feet. A minimum of 20% of the front façade shall be located on the minimum front yard setback line. Corner lots shall provide the minimum front yard requirement for both intersecting streets.~~

~~[e] Minimum side yard: five feet for one side. There shall be a minimum of 15 feet between dwellings.~~

~~[f] Minimum rear yard: 20 feet.~~

~~[g] maximum lot coverage: 60%.~~

~~[h] Maximum building height: 35 feet.~~

~~[3] Single-family attached dwellings (townhouses):~~

~~[a] Minimum lot area: 2,000 square feet.~~

~~[b] Maximum lot area: 3,000 square feet.~~

~~[c] Minimum lot depth: 100 feet.~~

~~[d] Minimum lot width: 20 feet.~~

~~[e] Maximum lot width: 30 feet.~~

~~[f] Maximum front yard: 15 feet.~~

~~[g] Minimum side yard (end unit): 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 townhouse units shall be articulat-~~

ed with fenestration. There shall be no blank walls.

[h] Minimum distance from building front or rear wall to building front or rear wall: 70 feet.

[i] Minimum distance from building rear wall to building rear wall: 50 feet.

[j] Minimum distance from any building wall to public right-of-way, street or paved parking area: 12 feet.

[k] Minimum distance from any building wall to perimeter lot line: 50 feet.

[l] It is encouraged that a variety of unit widths and unit sizes be provided. The minimum width for individual units shall be 20 feet, and the maximum width for individual units 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.

[m] Maximum lot coverage: 75%.

[n] Maximum building height: 35 feet.

[o] There shall be no more than 10 units in any one building.

(5) Buffers. A landscaped buffer, 50 feet wide, shall be provided along the entire perimeter of a residential age-restricted development. The buffer, designed in accordance with §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 residential age-restricted development from adjacent right-of-way and land uses. Fences, walls

or structures shall not be permitted in the required buffer area.

(6) Open space and recreation:

(a) A minimum of 35% of the total tract area shall be set aside as common open space and shall conform to the requirements of §1750-125.

(b) All lands set aside for open space shall be developed with active and passive recreational facilities to service the needs of the residents of the residential age-restricted development. Such facilities may include a swimming pool, tennis courts, shuffleboard courts, bicycling trails, hiking trails, putting greens and/or picnic areas. Residential age-restricted developments containing 200 or more units shall provide a community building as the focal point of recreational activities within the development. Recreation buildings shall be a minimum of 3,000 square feet for the first 200 units and an additional 100 square foot per unit for all projects over 300 units.

(7) Additional standards for residential age-restricted developments:

(a) The layout and design of residential age-restricted developments shall create a recognizable community center 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 to the development.

(c) All dwelling units shall connect to an approved and functioning central water and sanitary sewerage treatment system.

(d) A homeowner's association shall be created, subject to the approval of the Planning Board, to ensure

~~maintenance of all common areas and facilities.~~

~~(e) Private residential swimming pools, utility sheds and/or other accessory buildings are specifically prohibited.~~

~~(f) Fencing shall not be permitted, unless required and/or approved by the Planning Board.~~

~~(g) No storage of boats, trailers or campers shall be permitted on any individual residential lot.~~

B. Permitted uses.

PERMITTED USES:

NONRESIDENTIAL ZONING DISTRICTS

[Amended 6-20-1988 by Ord. No. O-15-88; 5-21-1990 by Ord. No. O-11-90; 12-17-1990 by Ord. No. O-31-90]

SYMBOLS:

Principal permitted use = P

Accessory permitted use = A

Conditional permitted use = C

Not permitted = N

| Type of Use ⁶ | CE | NE | BP |
|---|----------------|---------------|----------------|
| Single-family detached dwelling units | C | E | C |
| Twin/two-family buildings ⁴ | N | N | C |
| Light industrial ¹ | C | N | P |
| Wholesale distribution and warehousing ⁵ | P | N | P |
| Community commercial ² | P | P | N |
| Neighborhood commercial | C ³ | N | C ³ |
| Vehicle storage yards | N | N | P |
| Planned business | N | N | P |
| Planned commercial | P | P | P |
| Municipal structures ⁷ | P | N | P |
| Assisted living facility ⁸ | P | N | P |

NOTES:

¹ Subject to the requirements of § 175-163C(1).

² Subject to the requirements of § 175-163C(2).

³ Subject to the requirements of § 175-163E.

⁴ Subject to the requirements of §§ 175-163H and 175-163-1. [Added 8-12-1997 by Ord. No. O-40-97; amended 10-23-2001 by Ord. No. O-31-2001]

⁵ Subject to requirements of § 175-163F. [Added 8-12-1997 by Ord. No. O-40-97]

⁶ Manufacturing, which previously appeared as a type of use, was repealed 8-12-1997 by Ord. No. O-40-97.

⁷ [Added 7-25-2000 by Ord. No. O-24-2000]

⁸ Subject to the requirements set forth in § 175-161H. [Added 10-23-2001 by Ord. No. O-31-2001]

D. SCHEDULE OF LIMITATIONS:

NONRESIDENTIAL ZONING DISTRICTS

[Amended 5-21-1990 by Ord. No. O-11-90; 12-17-1990 by Ord. No. O-31-90; 8-12-1997 by Ord. No. O-40-97]

| Type of Use | CE | NE | BP |
|--|-----------------|---------------------------|-----------------|
| Light industrial | | | |
| Lot area (square feet) | -- | -- | 40,000 |
| Front yard/building setback (feet) ¹ | -- | -- | 75 |
| Lot frontage/width (feet) | -- | -- | 150 |
| Side yard (feet) ² | -- | -- | 50 |
| Rear yard (feet) | -- | -- | 65 |
| Lot coverage (maximum) (percent) | -- | -- | 25% |
| Buffers (feet) ³ | -- | -- | -- ³ |
| Building height ⁴ | -- | -- | -- ⁴ |
| Off-street parking ⁵ | -- | -- | -- ⁶ |
| Community commercial | | | |
| Lot area (square feet) | 20,000 | -- | 20,000 |
| Front yard/building setback (feet) ¹ | 40 | -- | 40 |
| Lot frontage/width (feet) | 100 | -- | 100 |
| Side yard (feet) ² | 20 | -- | 20 |
| Rear yard (feet) | 35 | -- | 35 |
| Lot coverage (maximum) (percent) | 75% | -- | 75% |
| Buffers (feet) ³ | 25 | -- | 25 |
| Building height ⁴ | -- ⁴ | -- | -- ⁴ |
| Off-street parking | -- ⁵ | -- | -- ⁵ |
| Neighborhood commercial | | | |
| Lot area (square feet) | 20,000 | 20,000 | -- |
| Front yard/building setback (feet) ¹ | 35 | 35 | -- |
| Lot frontage/width (feet) | 100 | 100 | -- |
| Side yard (feet) ² | 20 | 20 | -- |
| Rear yard (feet) | 25 | 25 | -- |
| Lot coverage (maximum) (percent) | 75% | 75% | -- |
| Buffers (feet) ³ | 25 | 25 | -- |
| Building height ⁴ | -- ⁴ | --⁴ | -- |
| Off-street parking | -- ⁵ | --⁵ | -- |
| Wholesale distribution and warehouse facilities/vehicle storage yards | | | |
| Lot area (square feet) | 80,000 | -- | 80,000 |
| Lot width (feet) | 150 | -- | 150 |
| Lot frontage (feet) | 150 | -- | 150 |
| Front yard building setback (feet) ¹ | 100 | -- | 100 |
| Side yard (feet) ² | 30 | -- | 30 |
| Rear yard (feet) | 50 | -- | 50 |
| Lot coverage (maximum) (percent) | 65% | -- | 65% |
| Buffers (feet) ³ | 50 | -- | 50 |
| Building height ⁴ | -- | -- | -- |
| Planned business | | | |
| Minimum tract (acres) | -- | -- | 10 |
| Minimum lot area (square feet) | -- | -- | 40,000 |
| Minimum frontage (tract) (feet) | -- | -- | 200 |
| Minimum lot width (feet) | -- | -- | 125 |

| | | | |
|---|--------|-------------------|--------|
| Maximum coverage (tract) (percent) | -- | -- | 80% |
| Maximum coverage (site) (percent) | -- | -- | 75% |
| Maximum height ⁴ | -- | -- | -- |
| Building setback | -- | -- | -- |
| Existing or proposed right-of-way (feet) | -- | -- | 75 |
| Interior right-of-way (feet) | -- | -- | 40 |
| Side yard (feet) | -- | -- | 25 |
| Rear yard (feet) | -- | -- | 50 |
| Off-street parking ⁵ | -- | -- | -- |
| Buffer, ³ except | -- | -- | -- |
| Tract (feet) | -- | -- | 20 |
| Lot (feet) | -- | -- | 10 |
| Building height ⁴ | -- | -- | -- |
| Planned commercial | | | |
| Lot area (acres) | -- | -- | 5 |
| Lot width (feet) | -- | -- | 200 |
| Lot frontage (feet) | -- | -- | 200 |
| Front yard/building setback (feet) ¹ | -- | -- | 100 |
| Side yard (feet) ² | -- | -- | 50 |
| Rear yard (feet) | -- | -- | 50 |
| Lot coverage (maximum) (percent) | -- | -- | 75% |
| Lot depth (feet) | -- | -- | 250 |
| Buffers (feet) ³ | -- | -- | 50 |
| Building height ⁴ | -- | -- | -- |
| Municipal structures ⁶ | | | |
| Lot area (square feet) | 40,000 | 40,000 | 40,000 |
| Front yard (feet) | 50 | 50 | 50 |
| Lot frontage (feet) | 100 | 100 | 100 |
| Side yard (feet) | 25 | 25 | 25 |
| Rear yard (feet) | 50 | 50 | 50 |
| Buffers (feet) | 25 | 25 | 25 |
| Building height (feet) | 50 | 50 | 50 |
| Assisted living facility ⁷ | | | |
| Lot area (acres) | 5 | -- | 5 |
| Lot frontage (feet) | 300 | -- | 300 |
| Front yard/building setback (feet) | 75 | -- | 75 |
| Side yard (feet) | 30 | -- | 30 |
| Rear yard (feet) | 50 | -- | 50 |
| Lot coverage (maximum) (percent) | 60 | -- | 60 |
| Buffers (feet) | 10 | -- | 10 |
| Building height ⁴ | | | |
| Parking ⁵ | | | |

NOTES:

¹ All setbacks shall be measured from any proposed right-of-way for all public streets as shown on any adopted State, County or Township Master Plan and/or Official Map.

² Except that corner lots shall have a side yard of 30 feet adjacent to the nonfronting street.

³ Subject to the requirements of § 175-93, Buffers.

⁴ Subject to the requirements of § 175-109, Height.

⁵ Subject to the requirements of § 175-123, Off-street parking and loading.

⁶ [Added 7-25-2000 by Ord. No. O-25-2000]

⁷ [Added 10-23-2001 by Ord. No. O-31-2001]

~~§ 175-163.1. Single-family Detached Conditional Use.~~

~~This ordinance section shall be removed in its entirety. It currently states the following:~~

~~A. Purpose. In zones designated for nonresidential development, there exist scattered dwelling units. In addition, parties have purchased lots for the express purpose of constructing a single dwelling unit. In order to provide some reasonable use in these instances, the following conditions shall determine the status of such units or property's use:~~

~~B. Conditions: existing dwelling unit:~~

~~(1) A valid certificate of occupancy shall have been issued prior to January 1, 1989.~~

~~C. Conditions: proposed dwelling unit:~~

~~(1) The parcel was owned by the applicant or a member of his immediate family prior to January 1, 1989.~~

~~(2) The size of the tract shall not be greater than 2.5 times the required lot size for residential development.~~

~~D. No public hearing shall be required as to the conditional use nature of the single-family detached conditional use.~~

§ 249-2. Plant and Vegetable Growth, Rubbish, Debris and Obstructions.

- A. The owner or owners or tenants of land abutting or bordering upon any of the public avenues or highways of the Township of Monroe are hereby required to remove all grass, weeds, brush or other plant or vegetable growth, as well as rubbish, brush or debris, which may in any way impair the visibility of persons using public highways to the danger of other users thereof; or which may emit foul or unhealthy odors or which may serve as a place for the breeding of flies, mosquitoes or other insects of a destructive nature or serve as a haven or refuge for mice, rats, snakes or other animals and reptiles of a destructive nature and generally odious to man; or which may constitute a fire hazard; or which may constitute an impediment on or overhanging the sidewalks along any of said streets, avenues or highways; or which may be generally disagreeable or obnoxious to the residents in the immediate vicinity of any land on which said grass, weeds, brush or other plant or vegetable growth, rubbish or debris may exist, within three days after notice of removal of such grass, weeds, brush or other plant or vegetable growth, rubbish or debris shall have been given by the Mayor or Township Clerk, either by mail, personally, or through the medium of the police force of the Township of Monroe.
- B. The owner or owners or tenants of land abutting or bordering upon any of the public avenues or highways of the Township of Monroe shall be prohibited from planting any type of tree within any of the Township's rights-of-way along or upon their property which abuts or borders all of the public avenues or highways throughout the Township of Monroe.
- C. All existing trees within the Township's rights-of-way along any public avenue or highway throughout the Township of Monroe are hereby required to be properly trimmed and shall not interfere with motor vehicle or pedestrian traffic. The owner or owners or tenants of said lands shall comply with this requirement within 30 days of the effective date of this section.
- D. The owner or owners or tenants of land abutting or bordering upon any of the public avenues or highways of the Township of Monroe shall be prohibited from maintaining any fence, structure or post in that portion of the public right-of-way between the municipal sidewalk

and curb or road edge or, in the event that there is no sidewalk, within four feet from the curb or road edge. This subsection shall not prohibit the maintenance of a mailbox and bus shelters with said right-of-way. Portable basketball poles and nets and hockey nets are not permitted in the street at any time. Portable basketball poles and nets, and permanent basketball poles and nets are not permitted curbside and must be removed. No exceptions. All units must remain on property/driveway at all times. The Township prohibits obstructions of any kind within the public street right-of-way. For safety and liability reasons, the Township requires that portable basketball poles and nets and hockey nets be removed from the Township rights-of-way twenty-four (24) hours of notification of the adjacent property owner. If the hazard remains after that time, the Township will remove it without further notice. The provisions of this subsection D are to be enforced by the Director of Public Safety, the Police Department, and any other individual designated by the Director of Public Safety. Any violation of this section shall be subject to a fine of \$100.00 for the first offense; \$250.00 for the second offense; and a fine not to exceed \$1,000.00 for all subsequent offenses.

APPENDIX 2

MU-AR, Mixed-Use Age Restricted Affordable Housing District

A. Intent

The intent of the Mixed Use Age-Restricted Affordable Housing (MU-AR) District is to promote residential and community commercial development on appropriately located tracts of land in the non-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.

B. Affordable Housing Requirements

1. 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. 5:94 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.

2. 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.

3. 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. The affordability range shall apply to all required bedroom distributions. At least 50% of each bedroom distribution shall be low-income as defined by COAH and the remainder shall be moderate-income units as defined by COAH.

4. 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.

5. 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.

6. 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.

7. 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.

8. COAH Requirements

The developer is responsible to provide 29±% of the total number of units attributed to this site, but not less than 116 low and moderate income units. These units can either be provided on-site or at an off-site location of mutual agreement between the Planning Board and the developer. For off-site solutions, the developer must provide the land and subsequent monetary subsidy in exchange for the bonus density of market rate units. The total number of on-site units shall be no more than 391 units for households which qualify to reside in an age-restricted development.

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. Single-family attached (townhouses) dwelling.
- b. 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.
- c. Agricultural, subject to the requirements of Section 175-90.
- d. Public service infrastructure.

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. Off-street parking and private garages.
- c. 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.
- d. 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.
- e. A coordinated sign package must be provided for review prior to final approval. The size, location, design, color, texture, lighting and materials of all tem-

porary and permanent signs shall not detract from the design of proposed buildings and structures and the surrounding properties.

f. 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.

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

E. Area and bulk requirements

1. Tract area: the minimum required tract area is 100 acres.

2. Density: the maximum permitted gross density shall be 4.50 units per acre. The total number of dwelling units shall not exceed 391.

3. Bulk requirements

a. Single-family attached dwellings (townhouses):

(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 frontage or width: 20 feet.

(5) Maximum lot frontage or width: 30 feet.

(6) Minimum front yard setback: 20 feet.

(7) 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 façades of townhouse units shall be articulated with fenestration. There shall be no blank walls.

(8) Maximum lot coverage: 75 percent.

(9) Maximum building height: two and one half stories or 35 feet.

b. Community Commercial:

(1) Minimum tract area: 4 acres.

(2) Maximum tract area: 4 ½ 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 35 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. Some of the 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 age-restricted affordable 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 age-restricted affordable housing 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.

2. Townhouses

- a. The development shall contain a mix of four (4), five (5) and six (6) unit buildings. There shall be no more than six units in any one building.
- b. Vehicular access to the residential portion of the development shall be restricted to Pitman-Downer Road.
- c. A homeowners association shall be created, subject to the approval of the Planning Board, to ensure maintenance of all common areas and facilities.
- d. Private residential swimming pools, utility sheds and/or other accessory buildings are specifically prohibited.

3. Community Commercial

- a. The community commercial portion of the development shall have a tract size of between 4 and 4.5 acres with vehicular access restricted to Franklinville-Turnersville Road. A pedestrian and bicycle connection shall be made between the commercial and residential sections of the site.
- b. The community commercial portion of the site shall have frontage along Pitman-Downer Road and Franklinville-Turnersville Road.
- c. 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.

- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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

AH, Affordable Housing District

A. Intent

The intent of the Affordable Housing (AH) District is to promote affordable housing on appropriately located tracts of land in the non-Pinelands Area of the Township with special emphasis on 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 united development of tracts of land with primary access to the principal or collector roads of the Township.

B. Affordable Housing Requirements

1. COAH requirements where there is 100% developer responsibility to provide affordable housing.

The developer is responsible to provide *29% of the total number of units attributed to this site, but not less than 116 low and moderate income units. These units can either be provided on site or at an offsite location of mutual agreement between the Township Planning Board and the developer. The developer is providing the land and subsequent monetary subsidy in exchange for the bonus density of market rate units. The market rate units shall be no less than 391 total units for households which qualify to reside in an age-restricted development.

2. COAH requirement where there is no linkage to another development to provide affordable housing. The developer has no affordable housing obligation attributable to this site. The developer is responsible to provide a one (1%) percent developer's fee as per the Township's ordinances. No other exactions are required.
3. Affordable developments shall split their units as follows:
 - a. The combined number of efficiency and one bedroom units shall not exceed 20% of the total low and moderate income units on site.
 - b. At least 30% of all low and moderate income units constructed on site shall be two (2) bedroom units.
 - c. At least 20% of all low and moderate income units constructed on site shall be three (3) bedroom units.

- d. The remainder of the units may be distributed between the two (2) and three (3) bedroom unit categories at the discretion of the developer.

C. Use

1. Principal Permitted Use

- a. Multi-family dwelling unit/apartment.
- b. Agriculture, subject to the requirements of Section 175-90.
- c. Public service infrastructure.

2. Permitted accessory uses

- a. Common recreational and social facilities, such as a community building, basketball courts, tennis courts, bicycling and hiking trails, and sports and play areas, and/or picnic areas.
- b. Off-street parking and carports.
- c. 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.
- d. Decks and patios, which shall be uniform in size and materials and complement 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.
- e. 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.
- f. Entrance gateways, provided such structure(s) are located along entrance roadways(s) to the property, are located outside of any required sight triangle,

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

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

D. Area and Bulk Requirements

1. Tract Area: the minimum required tract area for affordable housing developments is 30 acres.
2. Density: the maximum permitted gross density shall be 3.20 units per acre. The total number of dwelling units shall not exceed 116.
3. Bulk Requirements:
 - (1) Minimum lot frontage or width: 200 feet.
 - (2) Minimum lot depth: 200 feet.
 - (3) Minimum setbacks: 20 feet from parking lot, 100 feet from principal or collection roads and 50 feet from side and rear property lines.
 - (4) Maximum lot coverage: 50 percent.
 - (5) Maximum building height: two and one half stories or 35 feet.

E. 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 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.

F. Open Space and Recreation

1. A minimum of 50 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. Some of the lands set aside for open space shall be developed with active and passive recreational facilities to service the needs of the residents of the development. Such facilities may include, but are not limited to, tennis courts, shuffleboard courts, bicycling trails, hiking trails, and/or picnic areas. Affordable housing developments shall provide a community building as the focal point of recreational activities within the development.

G. Additional standards for affordable housing developments:

1. The layout and design of residential age-restricted developments shall create a recognizable community center 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.
2. All structures shall be constructed with a compatible architectural theme, with appropriate variations in design to provide attractiveness to the development. The architectural theme shall include buildings, signage, fencing, lighting, paving, curbing, landscaping and other similar and related physical features.
3. All principle structures shall connect to an approved and functioning centralized water and sanitary sewerage treatment system.
4. No storage of boats, trailers or campers shall be permitted within the development.
5. Minimum off-street parking: subject to the requirements of Section 175-123.
6. The provision of a bus shelter(s) to service the needs of the development shall be addressed at site review.
7. All property, 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 by the Planning Board Attorney.

8. The development shall contain a mix of six (6) and eight (8) unit buildings. There shall be no more than eight (8) units in any one building.

APPENDIX 4

RG-SC, Mixed Use Senior Care District

A. Intent

The intent of the Mixed Use Senior Care (MU-SC) District is to promote residential and community commercial development on appropriately located tracts of land in the non-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. Commercial projects shall provide either one affordable housing unit or its equivalent for every 25 jobs created.
- b. The residential portion of a project shall provide a 20% set aside based on the total number of all units created per COAH regulations. The obligation is calculated based on the total number of units; however, the units may be addressed on any

portion of the residential section of the site.

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. 5:94 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. The affordability range shall apply to all required bedroom distributions. At least 50% of each bedroom distribution shall be low-income as defined by COAH and the remainder shall be moderate-income units 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.
- 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.

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, quadruplex and multi-family) shall be developed at a maximum gross density of not more than 6 dwelling units per acre, excluding any acreage devoted to independent living, assisted living/congregate care, nursing home facilities and community commercial.

3. Bulk requirements

a. Single-family detached dwellings:

- (1) Minimum lot area: 5,000 square feet.
- (2) Maximum lot area: 8,000 square feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum lot frontage or width: 50 feet.
- (5) Maximum lot frontage or width: 70 feet.
- (6) Minimum front yard setback: 10 feet.
- (7) Maximum front yard setback: 25 feet.
- (8) Minimum side yard setback: 15 feet.
- (9) Minimum rear yard setback: 15 feet.
- (10) Maximum lot coverage: 70 percent.
- (11) Maximum building height: two and one half stories or 35 feet.

b. Single-family Semi-detached Dwellings:

- (1) Minimum lot area: 4,000 square feet.
- (2) Maximum lot area: 8,000 square feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum lot frontage or width: 40

- feet.
 - (5) Maximum lot frontage or width: 60 feet.
 - (6) Minimum front yard setback: 10 feet.
 - (7) Maximum front yard setback: 25 feet.
 - (8) Minimum side yard setback: 15 feet.
 - (9) Minimum rear yard setback: 15 feet.
 - (10) Maximum lot coverage: 70 percent.
 - (11) Maximum building height: two and one half stories or 35 feet.
- c. Quadruplex Units:
- (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 frontage or width: 20 feet.
 - (5) Maximum lot frontage or width: 30 feet.
 - (6) Minimum front yard setback: 20 feet.
 - (7) 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.
 - (10) Maximum lot coverage: 75 percent.
 - (11) Maximum building height: two and one half stories or 35 feet.
- d. 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
- e. 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 35 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. Some of the 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, 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. Elder Car Facilities

- a. The development shall contain at least two of the following: assisted living facility, continuing care retirement community, congregate care facility, long-term care facility and nursing homes.

4. Community Commercial

- a. The community commercial portion of the development shall have a tract size of between 25 and 30 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 5

REPORT TO PLANNING BOARD - ACTION TAKEN BY ZONING BOARD IN 2006

| RES. NO. | Applicant: | INFORMATION |
|----------|---|---|
| 06-09 | Pantarelli Homes App. 06-30 Plate 128.02, Block 128.0203, Lot 26 1840 Serenity Court | Front Yard Setback – Public Hearing 1/24/06 – zoned R-2 – applicant will have a 30 foot front yard setback at portion of lot closest to the building – Land Management Ordinance requires a 40 foot – thus applicant requires a variance for 10 feet – Granted subject to applicant submitting a grading plan – Vote 7-0 all in Favor |
| 06-10 | Ken Williams App. 06-01 Block 14701, Lot 5 Glassboro Cross Keys Road | Use Variance – to construct a single-family home – zoned CC – Public hearing – deemed complete 1/24/06 – property has 98,891± square feet – 75 feet wide by 1,285 deep – motion made to deny – received four affirmative votes to deny thus considered denied. |
| 06-11 | Commerce Bank N.A. App. 394-SP Plate 23, Block 1902, Lots 1, 2 & 3 252-260 Sicklerville Road | waiver – contours – zoned C (Commercial) – applicant wishes to expand parking lot granted – 7-0 in favor. |
| 06-12 | Commerce Bank N.A. | SAME INFO AS ABOVE – design waiver slight increase in discharge from the basin – granted – 7-0 in favor. |
| 06-13 | Commerce Bank N.A. | SAME INFO AS ABOVE – Design Waiver – maximum height of pole mounted lights from 16 feet to 18 feet. Granted – voice vote – all ayes. |
| 06-14 | Commerce Bank N.A. | SAME INFO AS ABOVE – Design Waiver-trash removal Granted – voice vote all ayes. |
| 06-15 | Commerce Bank N.A.. | SAME INFO AS ABOVE – Bulk – for parking within 20 feet of the Right-of-Way line along Princeton Road. Motion to Grant – vote 5 yes – 2 no – motion to grant passed with condition – applicant submit plans to Board’s Engineer and Planner. |
| 06-16 | Commerce Bank N.A. | SAME INFO AS ABOVE – Bulk – for parking area to be 25 feet from residential Granted – vote 7 yes 0 no. |
| 06-17 | Commerce Bank N.A. | SAME INFO AS ABOVE – Bulk – front yard setback – Granted – vote 7 yes 0 no. |
| 06-18 | Commerce Bank N.A. | SAME INFO AS ABOVE – Preliminary and Final Major Site Plan Approval vote 7 yes – 0 no. |
| 06-19 | Interstate Outdoor Advertising – Len Schwartz handled application | |
| 06-20 | Interstate Outdoor Advertising – Len Schwartz handled application | |
| 06-21 | Interstate Outdoor Advertising – Len Schwartz handled application | |

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| 06-22 | Brady, Joseph and Lisa App 06-06 Plate 1901, Block 19.0102, Lot 4 308 West Fox Trail | Side yard -- zoned R-2 – Public hearing – 2-21-06- Granted |
| 06-23 | Kensley Group LLC App. 06-07 Block 1301, Lot 20 | Use Granted |
| 06-24 | Coco, Patricia and Joseph App 06-08 Plate 154, block 15401, Lot 17 1819 Orchard Drive | build an addition –, Zoned R-3; Public Hearing 3/7/06 Granted – with conditions – dirt removed and no water run off to neighboring properties. |
| 06-25 | Kensley Group, LLC App. 333-SP Block 1301, Lot 20 1030 North Main Street | Amended Site Plan Approval – 32 on site parking spaces instead of 42 – applicant submit amended site plan delineating the parking spaces; all prior conditions in other Resolutions; submission of 12 sets of plans; payment of all fees; approval of all agencies with jurisdiction. Granted – with conditions |
| 06-26 | David Sharrow App. 06-09 Plate 143, Block 14301, Lot 52 portion of property located on Flexon Avenue | Use Variance -- zoned BP- Public Hearing 4/4/06 – to allow a residence in BP zone – Granted with conditions applicant receive subdivision approval – applicant provide copies of all environmental studies – meet COAH requirements – subject to planner’s comments on the record and in letter of 3/13/06 – comments of applicant on record on 4/4/06 – applicant receive approval from appropriate agencies. |
| 06-28 | John S. Bell, Jr. App 06-05 Block 8812, Lots 121 to 124 located on Spruce Lane | Bulk Variance – zoned RG-20 – Public Hearings 2/21/06 and 3/21/06 – rescheduled to 4/18/06 – applicant requested that it be denied w/o prejudice allowing him to apply in the future. Application Denied w/o prejudice at meeting of 4/18/06 – e 7 yes – 0 no. |
| 06-29 | Four Star LLC App. 06-12 | Waiver of Certificate of Filing Approved – 4/18/06 voice vote – all yes. |
| 06-30 | John Hughes App. 06-11 Plate 24.01, Block 24.0103, Lot 40 999 Honeysuckle Road | Bulk Variance – zoned R2 – deemed complete 5/2/06 – Public Hearing 5/2/06 – not in Pinelands Area – present use single-family residence – wants to construct a concrete patio/pad on westerly side of property for a gazebo (not a permanent structure) – once complete 3 ½ foot side yard – needs variance for 25 ½ feet. – Granted subject to condition – no change to water run off onto neighboring properties. Vote 7 yes – 0 no. |
| 06-31 | John Hughes | SAME INFO AS ABOVE – to construct a shed on the eaterly side of the yard – once completed will have a 3 foot side yard – needs variance for 7 feet – granted with condition no additional water runoff onto neighboring properties Vote 7 yes – 0 no. |

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| 06-32 | Frank Rivero App. 06-13 Plate 112, Block 11202, Lot 14 999 Honeysuckle Road | Bulk Variance – (lot coverage) – zoned RGPR – deemed complete 5/2/06; public hearing 5/2/06 – construct a 35 foot by 18 foot addition on the existing property. |
| 06-33 | Margaret Cassiday Estate of Frederick Hoffman Plate 150, Block 15001, Lots 5 and 5.01 located at route 322 – Fries Mill Road | Request for extension (second) – original Resolution granted 5/4/04 – Resolution No. 04-27 – first extension granted 4/19/05 – Resolution No. 05-42. |
| 06-35 | James Bronsky App 06-14 Plate 92, Block 9206, Lot 6 13 th Avenue | To construct a single-family dwelling – zoned RG-20 – Public Hearing 5/16/06 – Lot Area – has 7,200 needs 27,500 Granted 6-0 |
| 06-36 | James Bronsky | SAME INFO AS ABOVE – Lot frontage – has 60 feet required 75 Granted 6-0 |
| 06-37 | James Bronsky | SAME INFO AS ABOVE – Lot width – has 60 foot required 75 feet Granted 6-0 |
| 06-38 | Pantarelli Homes App 06-15 Plate 128.02, Block 128.0203, Lot 22 1809 Serenity court | Wants to construct a single-family residence – Public Hearing 5/16/06 – zoned R-2 bulk variance for front set back – has 30 feet – 40 feet required – Granted |
| 06-39 | Fogel, Ronald and Alisha App 06-19 Plate 102, Block 10204, Lot 14, 7904 Boxwood Court | Rear yard variance to construct an inground pool –, zoned RGPR – Public hearing 5/30/06 – Granted with condition – submit grading plan. |
| 06-40 | Mccann App 06-17 Plate 110.03, Block 110.0301, Lot 9 – 1136 Lafayette Street | Side yard – zoned RGPR – Public Hearing 5/30/06 – Granted applicant submit a grading plan |
| 06-41 | Mccann | SAME INFO AS ABOVE - App 06-17 – rear yard |
| 06-42 | Baals App 06-10 Block 2501, Lot 14 1509 New Brooklyn Road | Use Variance – Public Hearing 4/18/06, 5/16/06 and 5/30/06 – zoned R-2 motion to deny – Granted. Matter denied. |
| 06-43 | Four Star LLC Louis Lagrassia App 06-16 Block 113.0102, Lot 20 Black Horse Pike | Use Variance – Zoned RGC and RGPR – Public Hearing on 4/18/06, 5/2/06, 5/30/06 and 6/20/06 – Granted with conditions – site plan approval, Pinelands Certificate, COAH requirements; fence |
| 06-44 | Desanta App 06-19 Plate 6, Block 603, Lots 28, 29 and 30 | Survey waiver; zoned R-2; Public Hearing 6/20/06 – Granted |

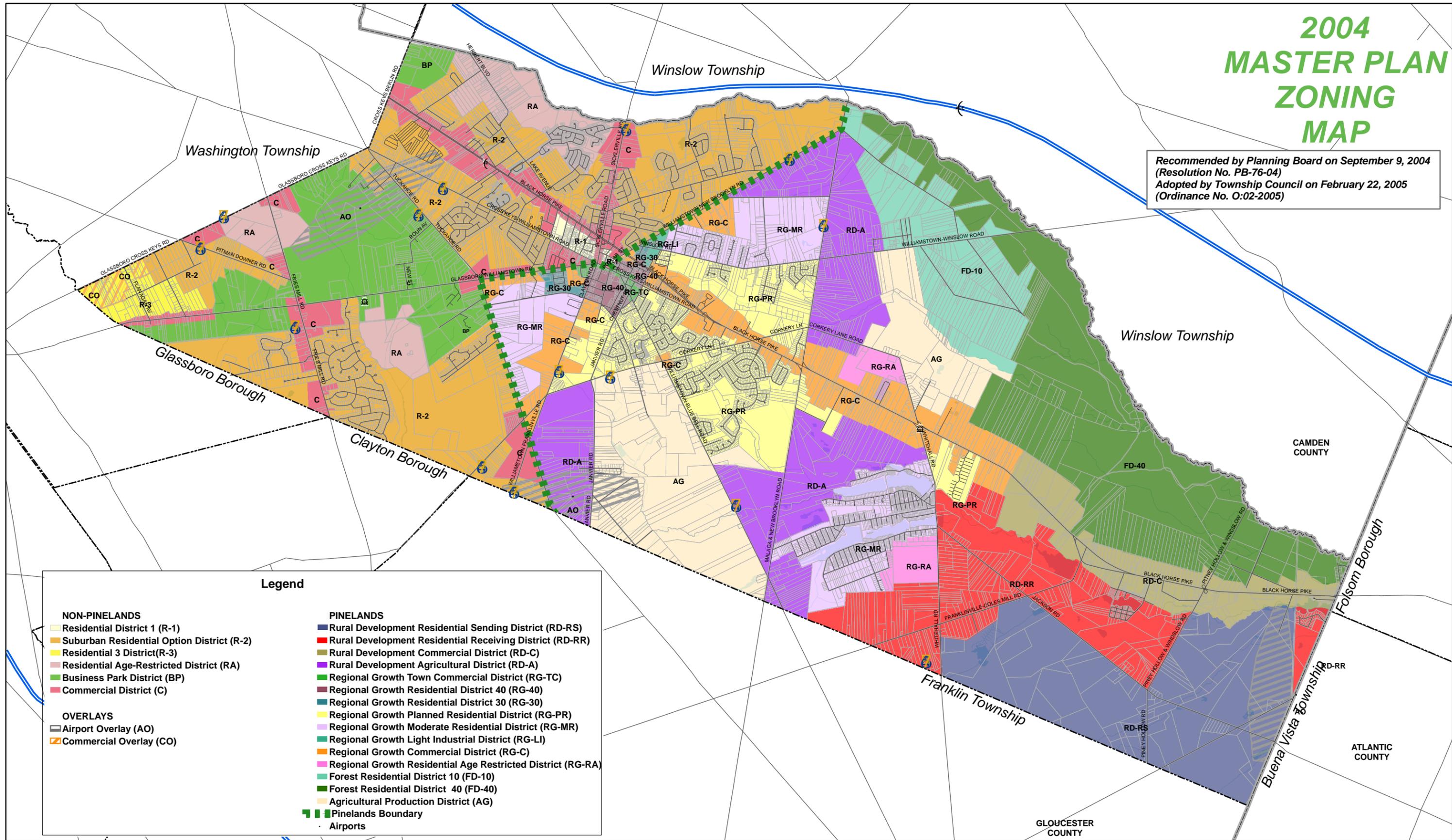
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| 06-45 | Desanta | SAME INFO AS ABOVE – Rear Yard Granted – with conditions: must purchase Lot 30, all three lots to be combined; submit a grading plan; outside agency approvals |
| 06-46 | Desanta | SAME INFO AS ABOVE – Lot area – Granted |
| 06-47 | Desanta | SAME INFO AS ABOVE – Lot width – Granted with conditions |
| 06-48 | Margaret Cassidy App 04-06 Plate 150, Block 15001, Lot 5 and 5.01 | Request for second extension – original resolution granted on 5/4/04 – Resolution No. 04-27; first extension Granted 4/19/05 – Resolution No. 0App 04-06 – request for second extension – Plate 150, Block 15001, Lot 5 and 5.01 – original resolution granted on 5/4/04 – Resolution No. 04-27; first extension granted 4/19/05 – Resolution No. 05-42 – expiring 5/4/06 – second extension Granted 5/2/06 expiring 5/4/07 |
| 06-49 | Elisha Woods App 06-22 Plate 111, Block 1772 Red Oak road, Forrest Hills | Bulk – Rear yard , Public Hearing 7/18/06 – zoned RG-PR – granted with conditions – all dirt disturbed removed from site and no additional water run off onto neighboring properties. |
| 06-51 | Beatty, Kenneth & Cynthia App 06-23 Plate 100, Block 10001, Lot 3 – 109 Joanie Avenue | zoned RGPR – Public Hearing 3/1/06 – Granted conditions – disturbed dirt removed – no additional water run off onto neighboring properties |
| 06-52 | Coco, Joseph & Patricia App 06-24 Plate 154, Block 15401, Lot 17 1849 Orchard Drive | Zoned R3 – deemed complete 8/15/06 – Public Hearing 8/15/06 – previous side yard granted in March of 2006– applicant stated he had a mathematical error and side yard after construction will be 6 ½ feet not 8 ½ as previously granted. Granted same conditions – no additional water run off and disturbed dirt removed. |
| 06-53 | Lagrossa | App 06-18, Completeness and continuance – 2465 Fries Mill Road = block 149, Lot 21 – Zoned BP – Public hearings on 7/18/06 and 8/1/06 deemed complete and continued Granted |
| 06-54 | Gallelli, Rocco App 06-25 Block 141.0301, Lot 72, 1742 Whispering Wood Drive | Bulk Variance side yard – zoned R2 – Public Hearing 9/19/06 not in Pinelands Area – single-family residence – variance for a shed – side yard needs variance for 7 feet – Granted 7-0 |
| 06-55 | Bauer, Douglas and Scargle, Susan App 06-27 810 Crystal Drive | Bulk Variance – side yard to construct a 10 foot by 36 foot storage building on property known as Plate 6, Block 603, Lots 4 & 6 – zoned R-2 – Public Hearing 9/19/06 not in Pinelands – will have a 5 foot side yard – variance for 15 feet – Granted – subject to conditions – remove dirt – no additional water run off – combine two lots into one lot – building construction must meet all construction code requirements |

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| 06-56 | Bauer, Douglas and Scargle, Susan | SAME INFO AS ABOVE – Bulk Variance rear yard – rear yard variance for 12 ½ feet – applicants will have 12 ½ feet granted – same conditions as above plus applicant to provide information and documentation about Wetlands. |
| 06-57 | Lagrossa, Carmen & Anna App 06-18 Block 14901, Lot 21, 2465 Fries Mill Road | Conditional Use Variance to have a commercial building in a residential district and an auto body repair shop. – Zoned BP – Public Hearings 7/18/06; 8/1/06 and 9/19/06 – Granted – with conditions |
| 06-58 | Lagrossa, Carmen & Anna | SAME INFO AS ABOVE – Site Plan Waiver – denied 9/19/06 |
| 06-59 | Manfredi App 06-28 Plate 41, Block 4102, Lot 25 | Bulk Variance side yard – zoned RG-PR – 10 Theresa Lane – Pinelands – no certificate of filing required – complete 10/3/06 – Granted – with conditions – all dirt disturbed be removed and no additional water run off onto neighboring properties |
| 06-60 | Manfredi | SAME INFO AS ABOVE – Bulk variance rear yard – Granted same conditions |
| 06-61 | 607 Main Morgan LLC App 06-26 Plate 116, Block 11604, Lot 4 607 Main Street | to build townhouses on property – Use Variance – zoned RG-PR – Public Hearing 11/14/06 – deemed complete 11/14/06 – Granted – conditions subdivision approval – site plan approval |
| 06-62 | 607 Main Morgan LLC | SAME INFO AS ABOVE – submission waivers – Granted |
| 06-63 | 607 Main Morgan LLC | SAME INFO AS ABOVE – design waivers – Granted |
| 06-64 | 607 Main Morgan LLC | SAME INFO AS ABOVE – Bulk Variance – Granted |
| 06-65 | 607 Main Morgan LLC | SAME INFO AS ABOVE – Preliminary Major Subdivision – Granted |
| 06-66 | 607 Main Morgan LLC | SAME INFO AS ABOVE – Preliminary Major Site Plan – approved |
| 06-67 | Buehler, Robly App 06-31 Plate 89, Block 8903, Lots 7 & 8 – Pine Avenue, Victory Lakes | – Lot area variance – zoned RG-20 – Public Hearing 12/5/06 – deemed complete 12/5/06 – applicant wishes to build a single-family home to occupy himself – Granted – conditions – Pinelands Commission Approval; meet all other requirements |
| 06-68 | Total Automotive App 06-38 Plate 19, Block 7901, Lot 3.01- 1629 N. Black Horse Pike | Use Variance – Zoned C – deemed complete 11/14/06 – Public Hearing 11/14/06 & 12/5/06 – Applicant to demolish existing building and construct a garage and pole barn – to do auto detailing and used car sales – Granted – conditioned upon applicant receiving site plan approval. |

APPENDIX 6

2004 MASTER PLAN ZONING MAP

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)



Legend

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)

OVERLAYS

- Airport Overlay (AO)
- Commercial Overlay (CO)

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)
- Pinelands Boundary
- Airports

Monroe Zoning Map
Date: September 2004
Drawn By: MW

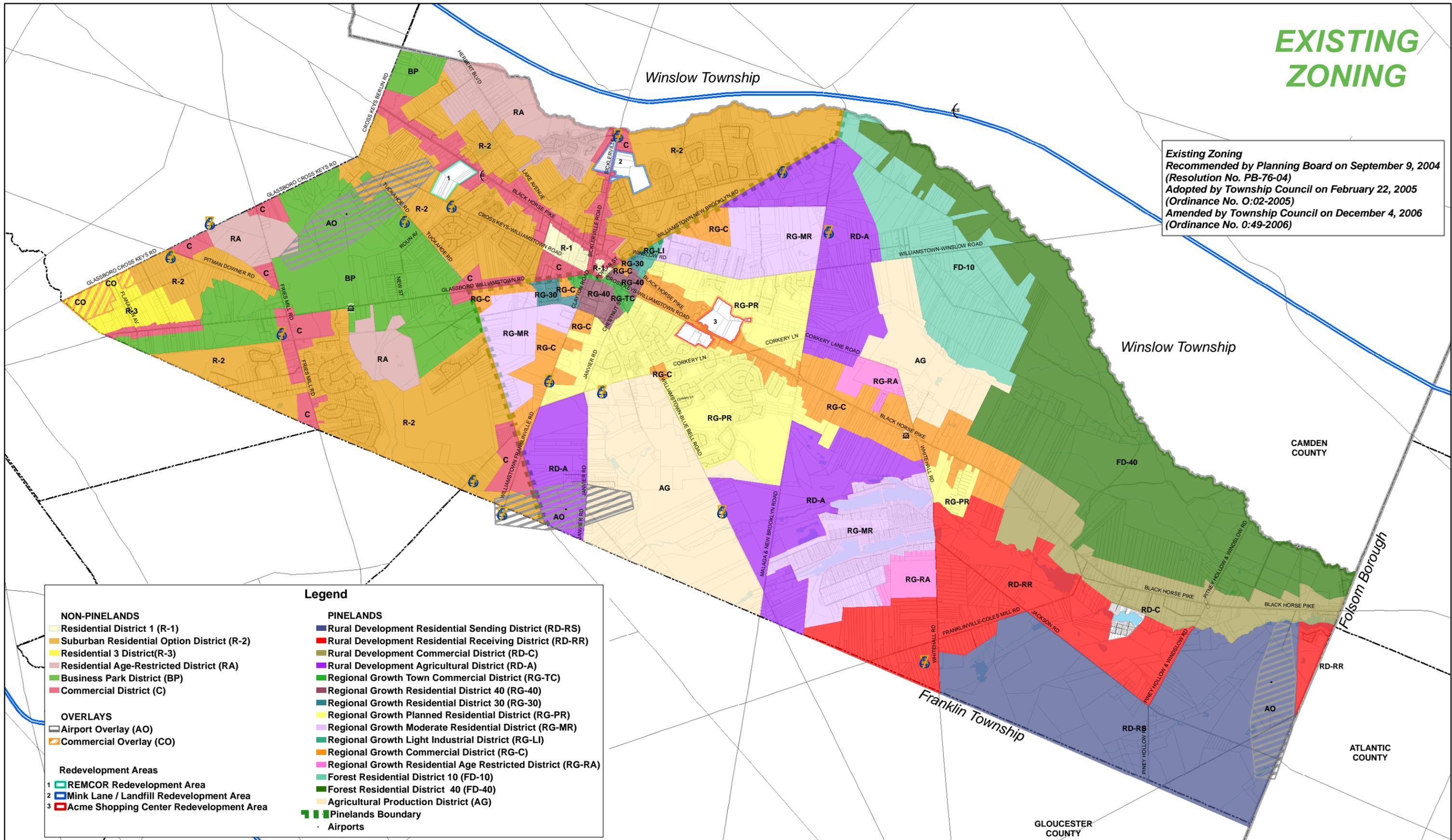
Source: This map was developed using NJ DEP GIS data, but this secondary product has not been verified by NJDEP and is not state authorized Monroe Township Tax Data 2005 TIGER Line Data

MONROE TOWNSHIP ZONING GLOUCESTER COUNTY, NJ



EXISTING ZONING

Existing Zoning
 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 No. O:49-2006)



| Legend | |
|--|---|
| NON-PINELANDS | PINELANDS |
| Residential District 1 (R-1) | Rural Development Residential Sending District (RD-RS) |
| Suburban Residential Option District (R-2) | Rural Development Residential Receiving District (RD-RR) |
| Residential 3 District (R-3) | Rural Development Commercial District (RD-C) |
| Residential Age-Restricted District (RA) | Rural Development Agricultural District (RD-A) |
| Business Park District (BP) | Regional Growth Town Commercial District (RG-TC) |
| Commercial District (C) | 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) |
| | Pinelands Boundary |
| | Airports |
| OVERLAYS | |
| Airport Overlay (AO) | |
| Commercial Overlay (CO) | |
| Redevelopment Areas | |
| 1 REMCOR Redevelopment Area | |
| 2 Mink Lane / Landfill Redevelopment Area | |
| 3 Acme Shopping Center Redevelopment Area | |

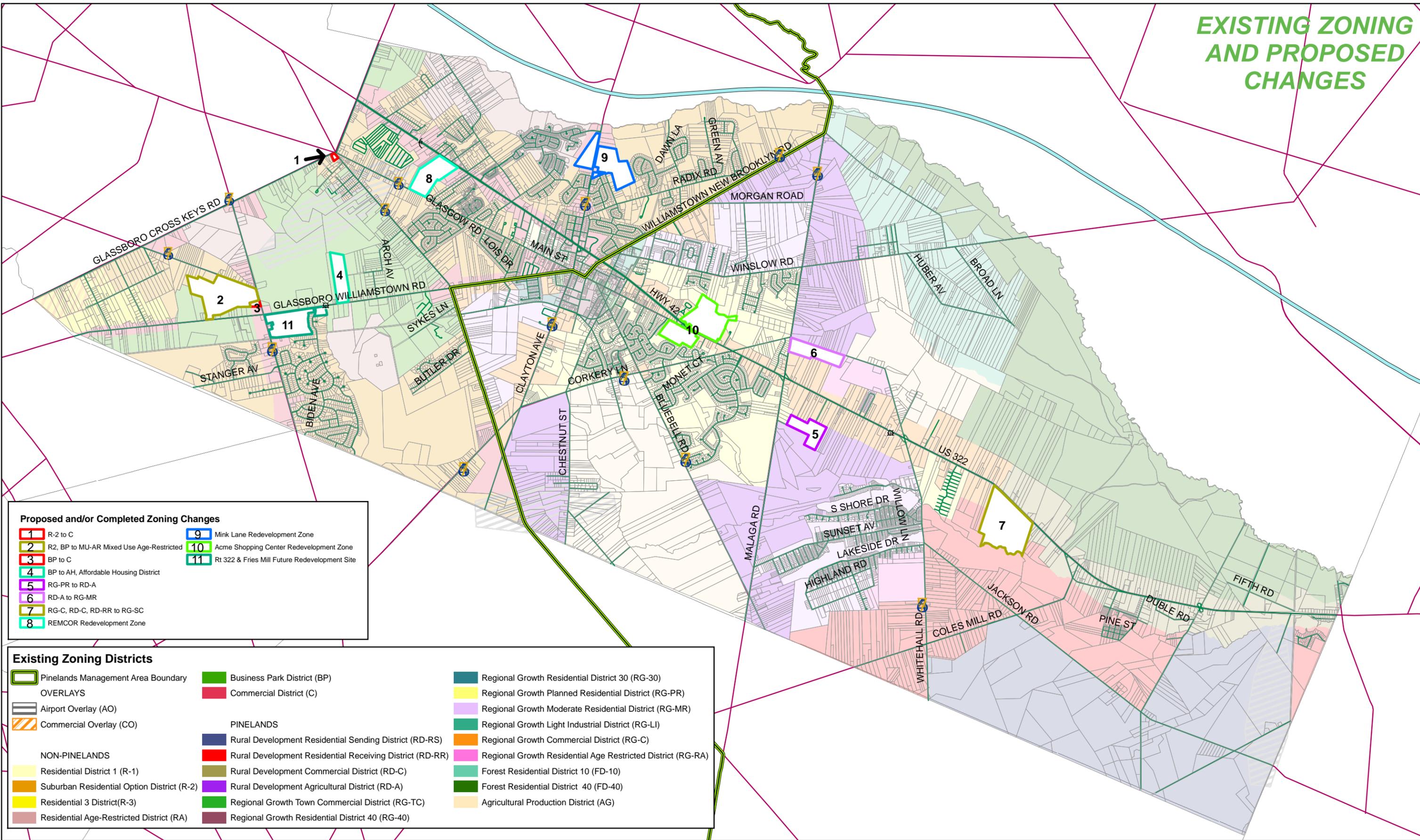
Monroe Zoning Map
 Date: April 2006
 Drawn By: MW
 Modified By: AR
 Source: This map was developed using NJ DEP GIS data, but this secondary product has not been verified by NJDEP and is not state authorized Monroe Township Tax Data 2005 TIGER Line Data

MONROE TOWNSHIP GLOUCESTER COUNTY, NJ



melvin|kernan
 development strategies

EXISTING ZONING AND PROPOSED CHANGES



Proposed and/or Completed Zoning Changes

| | | | |
|---|--|----|---|
| 1 | R-2 to C | 9 | Mink Lane Redevelopment Zone |
| 2 | R2, BP to MU-AR Mixed Use Age-Restricted | 10 | Acme Shopping Center Redevelopment Zone |
| 3 | BP to C | 11 | Rt 322 & Fries Mill Future Redevelopment Site |
| 4 | BP to AH, Affordable Housing District | | |
| 5 | RG-PR to RD-A | | |
| 6 | RD-A to RG-MR | | |
| 7 | RG-C, RD-C, RD-RR to RG-SC | | |
| 8 | REMCOR Redevelopment Zone | | |

Existing Zoning Districts

| | | |
|--|--|---|
| Pinelands Management Area Boundary | Business Park District (BP) | Regional Growth Residential District 30 (RG-30) |
| OVERLAYS | Commercial District (C) | Regional Growth Planned Residential District (RG-PR) |
| Airport Overlay (AO) | | Regional Growth Moderate Residential District (RG-MR) |
| Commercial Overlay (CO) | PINELANDS | Regional Growth Light Industrial District (RG-LI) |
| | Rural Development Residential Sending District (RD-RS) | Regional Growth Commercial District (RG-C) |
| NON-PINELANDS | Rural Development Residential Receiving District (RD-RR) | Regional Growth Residential Age Restricted District (RG-RA) |
| Residential District 1 (R-1) | Rural Development Commercial District (RD-C) | Forest Residential District 10 (FD-10) |
| Suburban Residential Option District (R-2) | Rural Development Agricultural District (RD-A) | Forest Residential District 40 (FD-40) |
| Residential 3 District (R-3) | Regional Growth Town Commercial District (RG-TC) | Agricultural Production District (AG) |
| Residential Age-Restricted District (RA) | Regional Growth Residential District 40 (RG-40) | |

Monroe Zoning Changes
 Date: March 2007
 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



SEWER SERVICE AREA & PROPOSED AMENDMENTS

Legend

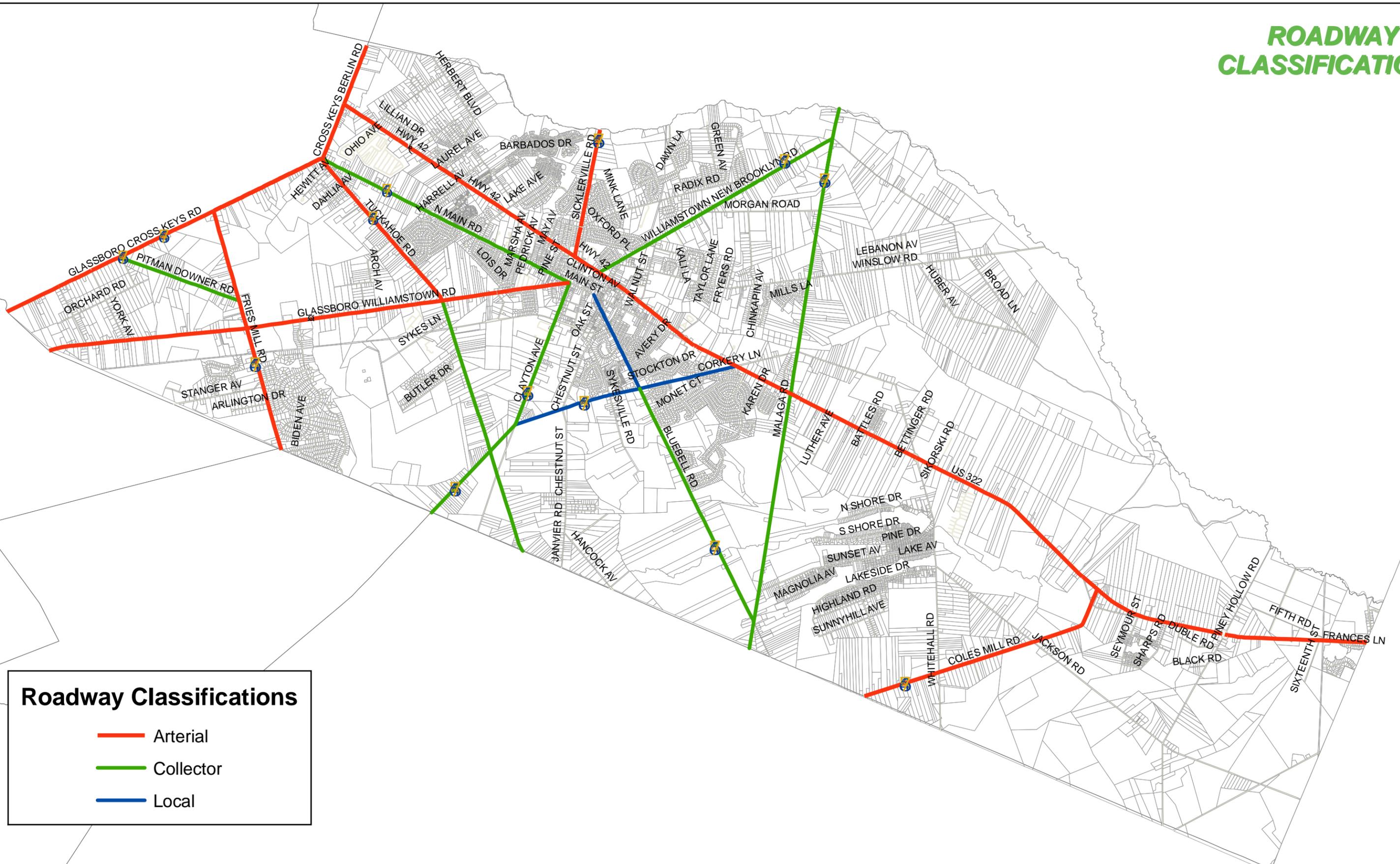
-  Pinelands Management Area Boundary
- Sewer Service Area**
-  Sewer Service Area
-  Added To SSA
-  Removed From SSA

MONROE TOWNSHIP SEWER SERVICE AREA GLOUCESTER COUNTY, NJ



Monroe Sewer Service Area
Date: March 2007
Drawn By: AR
Source: The base sewer service area for this map is taken from the MMLA WMP Amendment Map created by Federici & Akin Consulting Engineers and dated 1/20/2000. 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

ROADWAY CLASSIFICATIONS



Roadway Classifications

- Arterial
- Collector
- Local

Roadway Classifications
 Date: March 2007
 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. Gloucester County Road road classifications were derived from the official Gloucester County Map adopted by the Board of Chosen Freeholders 2/3/1993.

ROADWAY CLASSIFICATIONS MONROE TOWNSHIP





Legend

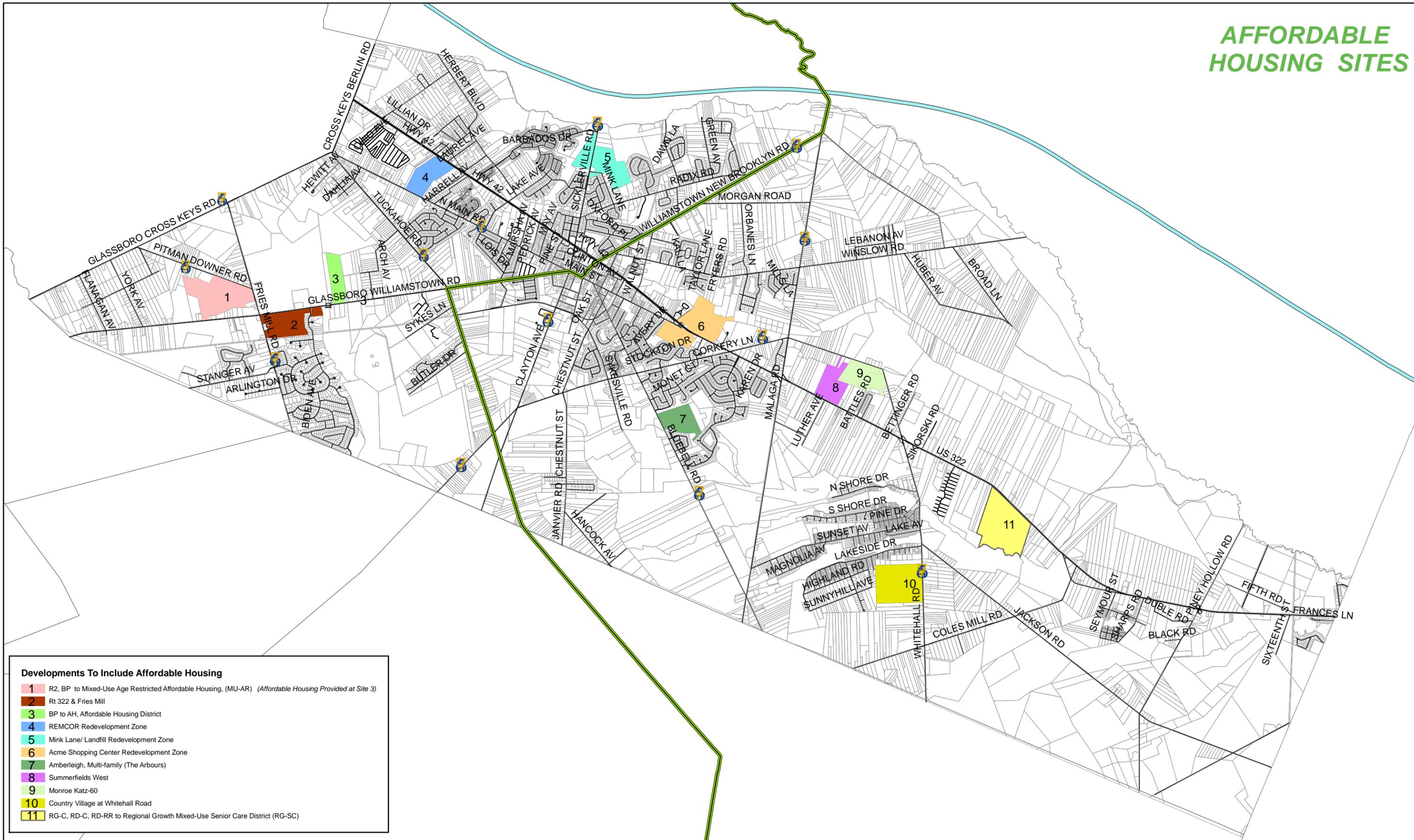
- NJ Transit Bus Routes 400 & 463
- H NJ Transit Bus Stop

NJ TRANSIT BUS ROUTES
 Date: March 2007
 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

**NEW JERSEY TRANSIT BUS ROUTES
MONROE TOWNSHIP**



AFFORDABLE HOUSING SITES



Developments To Include Affordable Housing

- 1 R2, BP to Mixed-Use Age Restricted Affordable Housing, (MU-AR) (Affordable Housing Provided at Site 3)
- 2 Rt 322 & Fries Mill
- 3 BP to AH, Affordable Housing District
- 4 REMCOR Redevelopment Zone
- 5 Mink Lane/ Landfill Redevelopment Zone
- 6 Acme Shopping Center Redevelopment Zone
- 7 Amberleigh, Multi-family (The Arbours)
- 8 Summerfields West
- 9 Monroe Katz-60
- 10 Country Village at Whitehall Road
- 11 RG-C, RD-C, RD-RR to Regional Growth Mixed-Use Senior Care District (RG-SC)

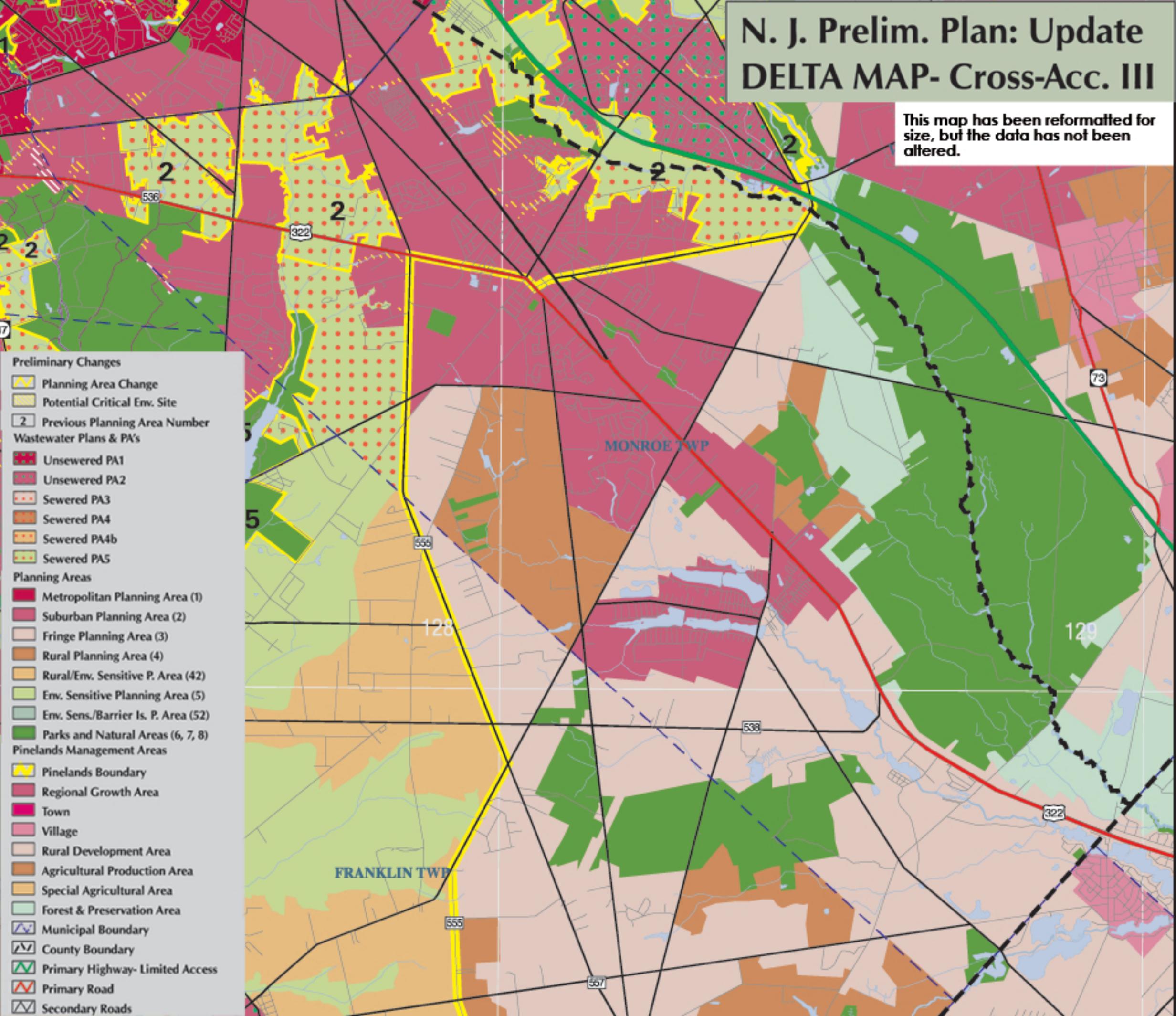
Affordable Housing Sites
 Date: March 2007
 Drawn By: AR
 Source: This map was developed using NJ DEP GIS data, but this secondary product has not been verified by NJDEP and is not state authorized
 Monroe Township Tax Data
 2005 TIGER Line Data

AFFORDABLE HOUSING SITES MONROE TOWNSHIP

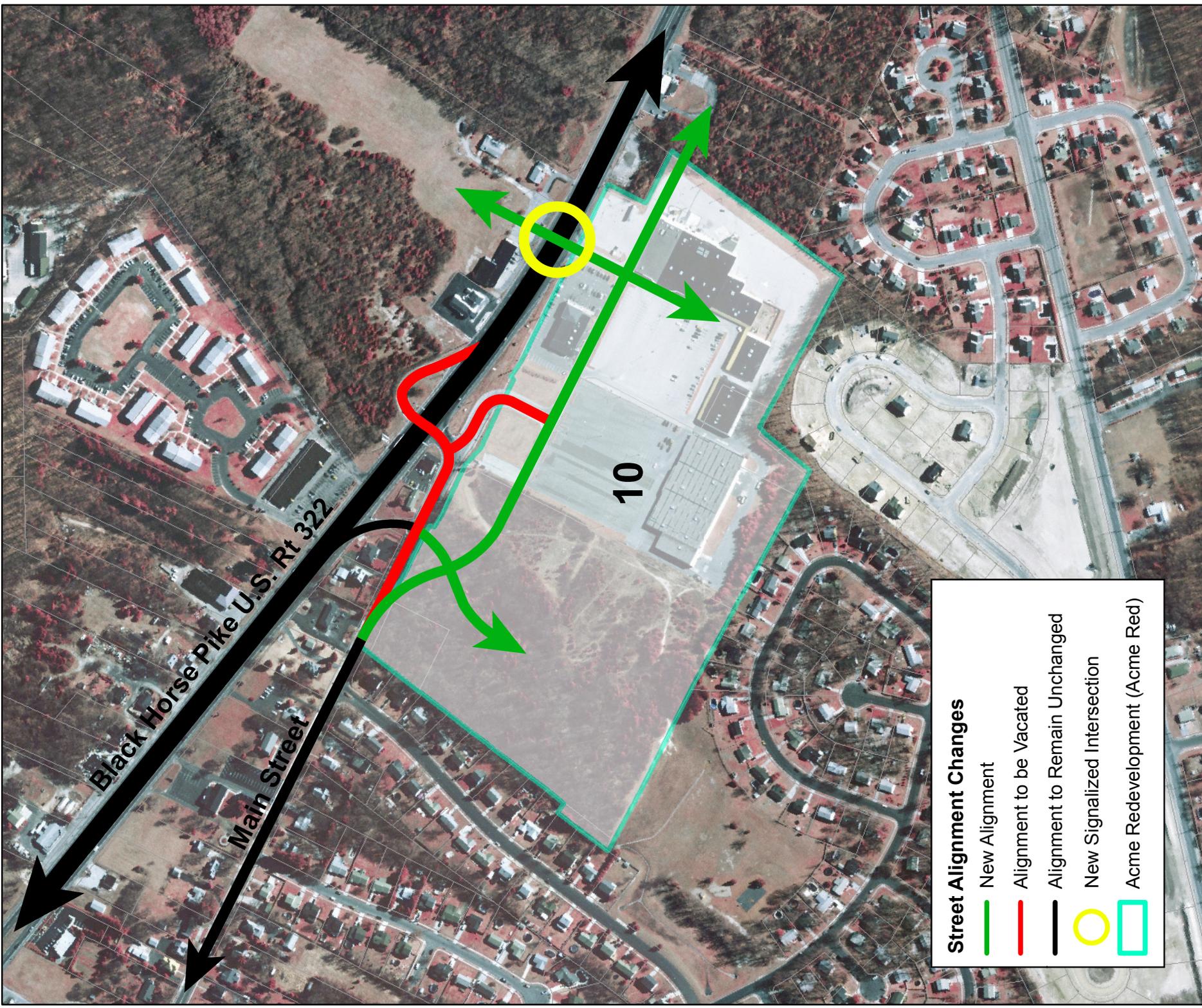


N. J. Prelim. Plan: Update DELTA MAP- Cross-Acc. III

This map has been reformatted for size, but the data has not been altered.



- Preliminary Changes**
 - Planning Area Change
 - Potential Critical Env. Site
 - Previous Planning Area Number
- Wastewater Plans & PAs**
 - Unsewered PA1
 - Unsewered PA2
 - Sewered PA3
 - Sewered PA4
 - Sewered PA4b
 - Sewered PA5
- Planning Areas**
 - Metropolitan Planning Area (1)
 - Suburban Planning Area (2)
 - Fringe Planning Area (3)
 - Rural Planning Area (4)
 - Rural/Env. Sensitive P. Area (42)
 - Env. Sensitive Planning Area (5)
 - Env. Sens./Barrier Is. P. Area (52)
 - Parks and Natural Areas (6, 7, 8)
- Pinelands Management Areas**
 - Pinelands Boundary
 - Regional Growth Area
 - Town
 - Village
 - Rural Development Area
 - Agricultural Production Area
 - Special Agricultural Area
 - Forest & Preservation Area
- Boundaries**
 - Municipal Boundary
 - County Boundary
- Roads**
 - Primary Highway- Limited Access
 - Primary Road
 - Secondary Roads



Street Alignment Changes

- New Alignment
- Alignment to be Vacated
- Alignment to Remain Unchanged
- New Signalized Intersection
- Acme Redevelopment (Acme Red)

Circulation Change Site 10
 Date: March 2007
 Drawn By: MW
 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

**CIRCULATION CHANGE
 SITE 10**



APPENDIX 7

February 1, 2007

Mr. Larry L. Liggett
Director, Land Use & Technology Programs
State of New Jersey Pinelands Commission
PO Box 7
New Lisbon, NJ 08064

RE: Monroe and Franklin Townships
Municipal Stormwater Management Plans

Dear Mr. Liggett,

The Gloucester County Stormwater Management Program prepared Watershed Based Municipal Stormwater Management Plans, dated February 2006, for each of the 24 municipalities in Gloucester County. The MSWMPs for Franklin and Monroe Townships, portions of which are within the Pinelands Area, were adopted by their respective Planning Boards in the spring of 2006 and then submitted to the Pinelands Commission. Comments dated April 21, 2006 (Monroe) and August 30, 2006 and November 9, 2006 (Franklin) were received from the Commission.

We have revised the appropriate pages of the Monroe and Franklin Township MSWMPs to address the Pinelands Commission's comments, and the revised pages are enclosed for your review (see bolded [emphasis added] text – revisions are identical for both towns). If these revisions are acceptable to the Commission and these MSWMPs can be certified, we will forward the revised pages to their respective Planning Boards for adoption as amendments to their MSWMPs.

To the best of our knowledge, neither Monroe nor Franklin has listed specific projects in the Pinelands (or outside Pinelands) as Mitigation Plans, and thus no list has been included in Appendix E of their MSWMPs. To address this issue, we have included language in Section 9 of the MSWMPs that requires prior certification by the Commission of listed "parcels or projects elsewhere in the Pinelands Area where any off-site mitigation would be permitted to occur" (N.J.A.C. 7:50-6.84(a)6.vi.(3)). Thus, if and when specific projects in the Pinelands Area are determined and listed, they must be submitted to the Commission for prior certification.

If you should have questions or comments, please don't hesitate to contact me at 856-767-6901x29.

Very truly yours,

CHURCHILL, P.C.

William H. Fleming, Jr., PE, PP
Associate

WHF:wf

Enclosures Watershed Based Municipal Stormwater Management Plan; pages 6-2, 7-1, and 9-2; Franklin and Monroe Townships.

Cc George Strachan, GCIA
Patricia D. Knobloch, AICP/PP, Franklin Township
Sarah Banks, ARH, Monroe
Tim Kernan, Kernan Consulting Engineers, Monroe

Such strategies, known collectively as Low Impact Development techniques or LIDs, reduce and/or prevent adverse runoff impacts through sound site planning and both nonstructural and structural techniques that preserve or closely mimic a site's natural or pre-developed hydrologic response to precipitation. These new stormwater management strategies are explained in more detail in Section 8 of this MSWMP.

In Monroe Township, the stormwater design and performance standards will meet the regulations of the Pinelands Commission (N.J.A.C. 7:50-6.84) for those lands in the Pinelands Area.

Section 7. Plan Consistency

There are no approved Regional Stormwater Management Plans (RSWMPs) in Gloucester County at this time. However, Regional Stormwater Management Planning is being conducted by the County Planning Department, NJ Soil Conservation Districts/Program and Rowan University in portions of a number of the County's watersheds. These include portions of the Maurice River (upper portions, including Scotland Run, Little Ease Run and Still Run), Raccoon Creek (upper portions) and Mantua Creek (Chestnut Branch).

The Gloucester County Stormwater Management Program is working closely with these regional efforts. When these or any future RSWMPs are approved by the appropriate regional water quality management planning agency and NJDEP, and adopted as part of the regional water quality management plan, the new New Jersey stormwater management regulations require that municipal stormwater management plans be revised to provide consistency.

Presently, TMDLs have been proposed for certain surface water bodies in Gloucester County. Section 4 of this MSWMP addresses impaired surface waters, TMDLs and supporting surface water quality data. When these ongoing TMDL proposals or any future TMDLs proposals are finally approved, the new New Jersey stormwater management regulations require that municipal stormwater management plans be revised to provide consistency.

The Monroe Township MSWMP is consistent with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. Monroe Township will utilize the most current update of the RSIS in the stormwater management review of residential areas. This Municipal Stormwater Management Plan will be updated to be consistent with any future updates to the RSIS.

Furthermore, Monroe Township's stormwater management ordinance(s) will require all new development and redevelopment plans to comply with New Jersey's Soil Erosion and Sediment Control Standards. During construction, municipal inspectors will observe on-site soil erosion and sediment control measures and report any inconsistencies to the Gloucester County Soil Conservation District.

For those lands in the Pinelands Area in Monroe Township, this MSWMP is consistent with the requirements of the Pinelands Comprehensive Management Plan (CMP). Future amendments to the CMP shall be incorporated into this MSWMP for the Pinelands Area.

A mitigation plan that includes a mitigation project or projects not taken from the Municipality's list may be submitted for review by the Municipality. Such projects must be reviewed and accepted by the Municipality, before a mitigation plan including such projects can be submitted to the Zoning Board or Planning Board for review. A mitigation plan including projects not already listed by the Municipality must include quantitative estimates of the offsets to groundwater recharge, stormwater quantity control, and/or stormwater quality control for each of those unlisted mitigation projects.

The mitigation plan must include provisions for ensuring the long-term operation and maintenance of the mitigation project(s), by clearly identifying the party responsible for the operation and maintenance of each mitigation project. If the Municipality accepts a mitigation plan that designates the Municipality as the responsible party for mitigation project operation and maintenance, provisions for funding the associated costs by the developer shall be included in the mitigation plan.

If implementation of a mitigation plan is a condition of approval for a major development project by the Municipal Zoning Board or Planning Board, such approval shall also include the requirement that the developer execute a funding agreement with the Municipality for mitigation plan implementation, as a further condition of approval. The funding agreement, in form acceptable to the Municipality, shall provide for funding by the developer of all costs to implement the plan that will be incurred by the Municipality, including the cost of long-term operation and maintenance of any mitigation projects.

For those lands in the Pinelands area in Monroe Township, any off-site mitigation measures must occur within the Pinelands Area and within the same drainage area as the parcel proposed for development. Monetary contributions can be made to the Township in lieu of performing the off-site mitigation measures identified in this MSWMP, with the amount of any such in lieu contribution being equivalent to the cost of implementing and maintaining the stormwater management measures for which an exception is granted. Monroe Township will expend any contributions collected within 5 years of their receipt.

Prior to an appropriate waiver (i.e., in circumstances under which alternative measures would be appropriate) by Monroe Township of strict compliance with the stormwater management standards in the Pinelands Area, a list of specific mitigation projects shall be submitted to the Pinelands Commission for prior certification as part of the MSWMP. The list shall identify those parcels or projects elsewhere in the Pinelands Area where any off-site mitigation would be permitted (N.J.A.C. 7:50-6.84(a)6.vi.(3)).

APPENDIX 8

Proposed Stormwater Management Ordinance

The following changes are recommended to clarify whether the Ordinance is expected to be within the Pinelands Areas of the Township, outside of the Pinelands Areas of the Township, or throughout the entire Township.

Section I.A.1.d) – The first word of the second sentence should read “One” instead of “The”, so that the second sentence should now read, “**One** purpose and intent of these regulations and standards is to promote orderly development of the Pinelands...”

Section I.C.1.b) – The words “occurring within the Pinelands Area” should be deleted so that the sentence should now read, “All site plans and subdivisions for major developments that require preliminary or final site plan or subdivision review; and”

Section II.C.4.a)vii. – This section should read, “Provide low-maintenance landscaping that provides for the retention and planting of native plants and minimizes the use of lawns, fertilizers and pesticides **within the entire township, and specifically within the Pinelands Areas of the Township this shall be in** accordance with N.J.A.C. 7:50-6.24.”

Section II.C.4.c) – The second sentence of the paragraph should have the words, “and any other application where Monroe Township otherwise requires a landscaping plan” should be deleted and wording should be inserted so that the sentence reads, “However, each application for major development **within the Pinelands Areas of the Township** shall contain a landscaping or revegetation plan in accordance with the Pinelands CMP standards at N.J.A.C. 7:50-6.24(c)”

The third sentence of the paragraphs should have the words “in all areas of the Township” added to the end of the sentence, so that it should now read, “In addition, the applicant shall demonstrate that, at a minimum, existing trees and vegetation on the development site will be preserved and protected according to the minimum standards established by provisions of the Monroe Township Land Use Ordinance, Zoning Ordinance or by conditions of zoning or variance approval, **in all areas of the Township.**”

Section IV.A.4. - The paragraph should have the words, “and any other application where Monroe Township otherwise requires a landscaping plan” should be deleted and wording should be inserted so that the sentence reads, “However, each

application for major development **within the Pinelands Areas of the Township** shall contain a landscaping or revegetation plan in accordance with the Pinelands CMP standards at N.J.A.C. 7:50-6.24(c)”

Section IV.A.7.a) - The sub-paragraph should have the words, “and any other application where Monroe Township otherwise requires a landscaping plan” should be deleted and wording should be inserted so that the sentence reads, “However, each application for major development **within the Pinelands Areas of the Township** shall contain a landscaping or revegetation plan in accordance with the Pinelands CMP standards at N.J.A.C. 7:50-6.24(c)”

Section IV.A.7.b) – the words “in all areas of the Township” should be added to the paragraph to clarify that this does not just pertain to the Pinelands portions, so that it should now read, “Each applicant shall demonstrate that, at a minimum, existing trees and vegetation on the development site will be preserved and protected according to the minimum standards established by provisions of the Monroe Township Land Use Ordinance, Zoning Ordinance, or by conditions of zoning or variance approval, **in all areas of the Township;** and”

Section IV.A.7.c) – the words “in all areas of the Township” should be added to the paragraph to clarify that this does not just pertain to the Pinelands portions, so that it should now read, “Existing trees and vegetation shall be protected **in all areas of the Township** during construction activities...”

Section IV.B.2. – the words “in all areas of the Township” should be added to the paragraph to clarify that this does not just pertain to the Pinelands portions, so that it should now read, “To the maximum extent practical, there shall be no direct discharge of stormwater runoff onto farm fields **in all areas of the Township**, so as to protect farm crops...”

Section IV.B.4. – the words “in addition” should be changed to “in all areas of the Township” should be added to the paragraph to clarify that this does not just pertain to the Pinelands portions, so that it should now read, “In all areas of the Township, the design engineer, using the assumptions...”

Section IV.E.1. – the words “In the Pinelands Areas of the Township,” should be added to the beginning of the paragraph, so that it should now read, “**In the Pinelands Areas of the Township**, there should be no direct discharge of stormwater runoff...”

Section IV.E.2. - the words "in all areas of the Township" should be added to the paragraph to clarify that this does not just pertain to the Pinelands portions, so that it should now read, "**In all areas of the Township**, stormwater management measures shall be designed to reduce the total suspended solids (TSS) load in the stormwater runoff from the post-developed site by eighty percent (80%) expressed as an annual average."

Section IV.E.3. - the words "in all areas of the Township" should be added to the paragraph to clarify that this does not just pertain to the Pinelands portions, so that it should now read, "**In all areas of the Township**, stormwater management measures shall also be designed to reduce the nutrient load..."

Section IV.E.2. – in the first sentence of the paragraph, the callout citing of "Section IV.B.2." is incorrect, and should be changed to "Section IV.B.3", so that it should now read, "For a major development in areas described in 1.a. or 1.b. above, in addition to the infiltration requirements specified in **Section IV.B.3.** and the groundwater recharge requirements..."

Section IV.H.1. – this section dealing with "Exceptions and Mitigation Requirements" deals solely within the Pinelands Areas of the Township, and the first sub-paragraph of this section should clearly call out the Section IV.H. only is intended for Pinelands areas of the Township. So not should now read, "**For projects proposed within the Pinelands areas of the Township only**, exceptions from strict compliance from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality..."

Section V.A.7.b) – the words "in the Pinelands areas of the Township," should be added to clarify that the requirements of NJAC 7:50 apply in those areas only and not throughout the Township. So the sub-paragraph should now read, "Establishment of attractive landscaping in and around the basin that mimics the existing vegetation and **in the Pinelands Areas of the Township** incorporates native Pinelands plants, including, but not limited to, the species listed in N.J.A.C. 7:50-6.25 and 6.26."

Section V.A.9. – clarification should be provided for the approval of the Planning Board or Zoning Board Engineer. So the sub-paragraph should now read, "Other guidance sources may also be used upon approval by the Planning Board or Zoning Board Engineer."

Section V.A.10. – the four instances of "municipal engineer" should be replaced by "Township Engineer". Also, the second to last sentence should have "Monroe Township" replace the wording "[MUNICIPALITY]".



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Thorofare, New Jersey 08086
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856-853-1310 (f)
www.melvinkernan.com