

# Amendment to April 2007 Master Plan Re-examination Report

Township of Monroe  
Gloucester County, NJ

May, 2007



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

melvin | kernan  
development | infrastructure

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

- A. Rezoning an area of heavily forested land in the Rural Development Residential Sending & Receiving zones (RD-RR & RD-RS) to Forest Residential District 10 (FD-10).
- B. Rezoning an area from Rural Development Agricultural (RD-A) to Agricultural Production (AG) in order to bolster its agricultural utility.
- C. Recognizing a growing residential area as appropriate for public sewer service to safeguard it from the potentially deleterious effects of on site septic systems.
- D. Adjusting the realignment of Main Street put forward in the Re-examination report to improve circulation.
- E. Roadway/transit circulation change to improve circulation.

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

The following appendices contain adjusted versions of draft zoning ordinances included in the original April 2007 Master Plan Re-examination Report.

Appendix 1: AH, Affordable Housing District – Draft Ordinance revisions

Appendix 2: MU-AR, Mixed Use Age-Restricted Affordable Housing District – Draft Ordinance revisions

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

- A. Rural Development Residential Receiving District (RD-RR) and Rural Development Residential Sending District (RD-RS) to Forest Residential District 10 (FD-10).

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

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

\*Ownership based on NJ Parcel Map Online® records.

It is now recommended that this area be rezoned Forest Residential District 10 to further protect its environmentally sensitive features. This zone change better reflects these lots' status as property of NJ DEP. That notwithstanding, the primary permitted uses in the FD-10 zoning district include single family residential or forestry uses on 10 acre lots.

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

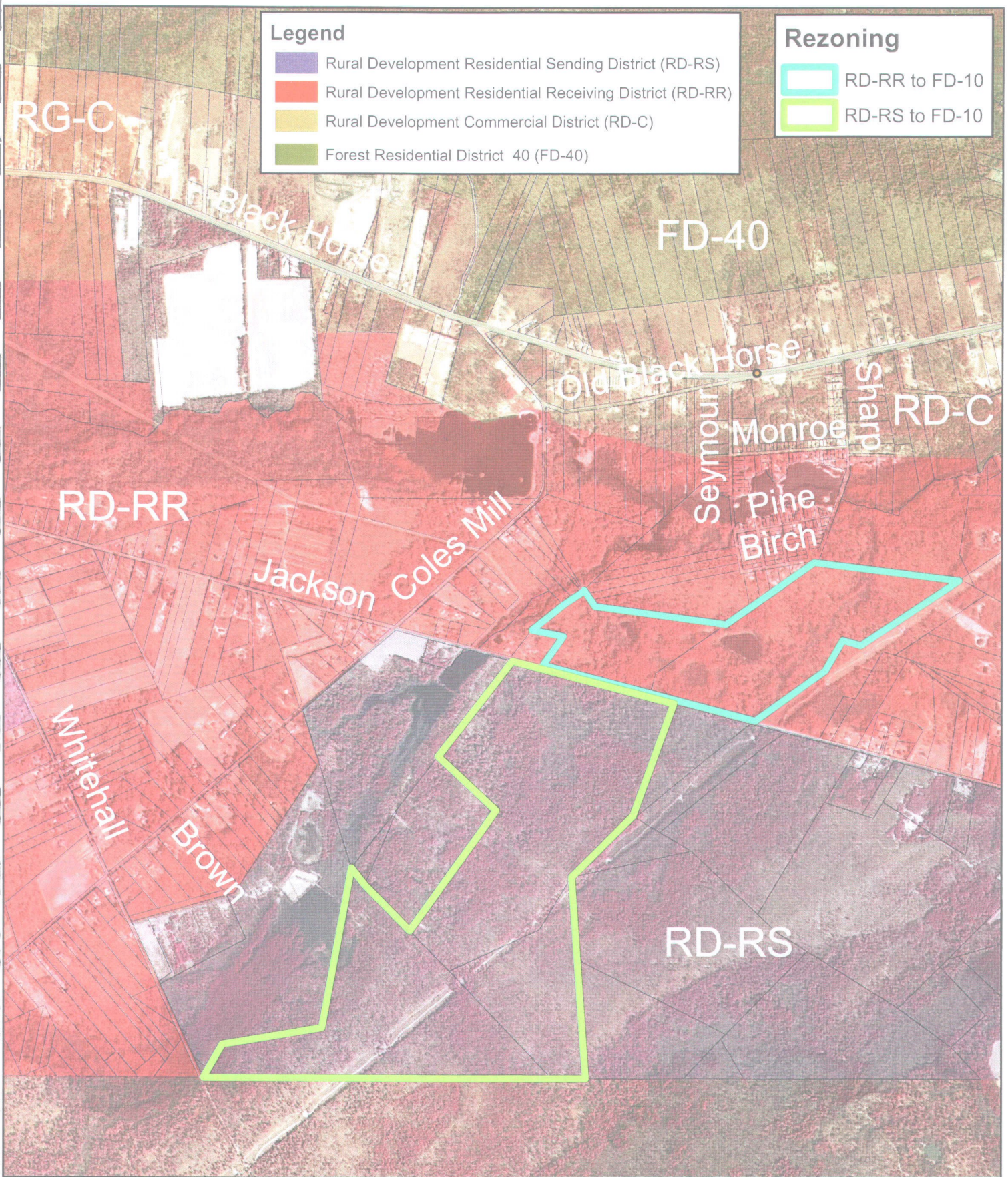


### Legend

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

### Rezoning

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



Rezoning Amendment 1  
 Date: May 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

## REZONING AMENDMENT 1

0 1,250 2,500 5,000 Feet



**melvin kernan**  
 development strategies



### Compliance with Goals and Objectives of the Master Plan

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

#### Goals:

- Provide for a variety of residential, commercial, industrial, agricultural, recreational and conservation uses.
- Prevent development in sensitive environmental areas.
- Recognize that open space preservation must become the responsibility of the Township, and that the agricultural community alone will not be able to ensure that open space will remain in the Township forever.
- Preserve the Township's natural and cultural resources that contribute to both the positive image and overall strength of the Township.

#### Objectives:

- To conserve and manage natural resources within the Township.
- To protect State, regional and local areas of critical environmental concern.
- To preserve the rural nature and agricultural base of the RG, AG and FD zoning districts by maintaining appropriate development density levels in such zones and ensuring compliance with the Pinelands Comprehensive Management Plan at N.J.A.C. 7:50 in Pinelands areas.
- To develop policies to preserve trees, especially specimen or landmark trees, while being sensitive to the rights of private property owners.
- To facilitate the proper preservation and restoration of the aesthetic qualities of the Township.
- To give priority to preserving large contiguous tracts of forests and lands containing unique areas of environmental sensitivity.

B. Rural Development Agricultural District (RD-A) to Agricultural Production District (AG).

East of Malaga Rd and south of Winslow Road is a cluster of 11 parcels that provide an opportunity to strengthen and preserve the agricultural nature of their area. With the exception of approximately two residential homes and one farm these parcels are largely vacant. These parcels are contiguous to an Agricultural Production Zoning District (AG). Expanding that AG district by rezoning these parcels could encourage agricultural use in large, contiguous tracts which are important for groundwater recharge and wildlife habitat preservation.

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

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

\*Ownership based on NJ Parcel Map Online® records.

It is now recommended that this area be rezoned Agricultural Production (AG) to encourage agricultural use on large tracts of land in this area and further preserve its rural character. Primary permitted uses in the AG zoning district include single family residential and agricultural uses on 10 acre lots.

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

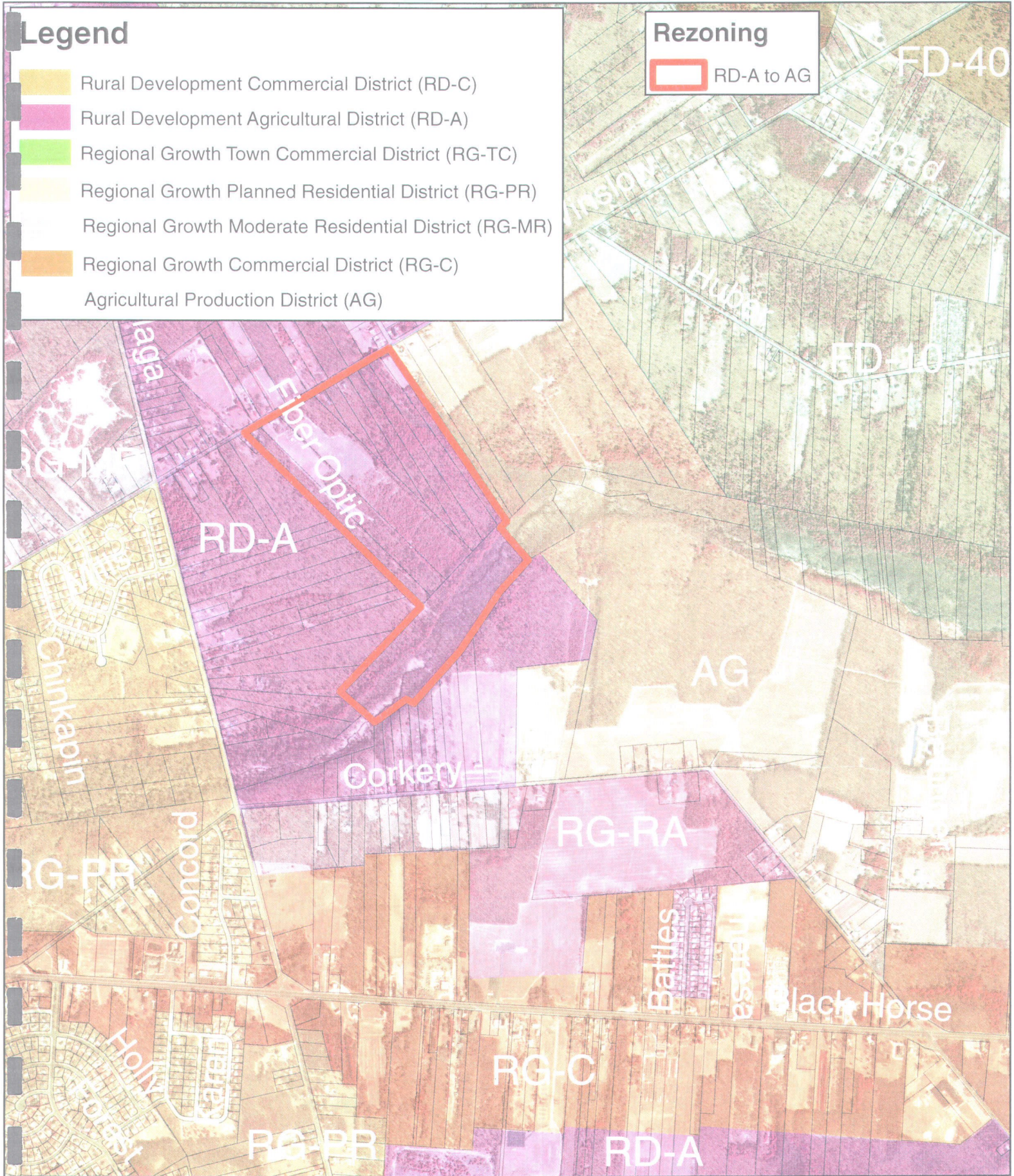


# Legend

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

## Rezoning

RD-A to AG



Rezoning Amendment 2

Date: May 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

## REZONING AMENDMENT 2

0 1,000 2,000 4,000 Feet



### Compliance with Goals and Objectives of the Master Plan

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

#### Goals:

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

#### Objectives:

- To conserve and manage natural resources within the Township.
- To protect prime agricultural lands from encroachment by development through a combined system of limiting density, ensuring sections of agricultural land are preserved through deed-restriction and other preservation tools made available through the Municipal Land Use Law.
- To preserve the rural nature and agricultural base of the RG, AG and FD zoning districts by maintaining appropriate development density levels in such zones and ensuring compliance with the Pinelands Comprehensive Management Plan at N.J.A.C. 7:50 in Pinelands areas.
- To facilitate the proper preservation and restoration of the aesthetic qualities of the Township.



- C. Recognizing that the Diamond Lakes area is an area in need of public sewer service.

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

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

In order to prevent such contamination at Diamond Lake, it is recommended that the area delineated in the map that follows. (Diamond Lakes Map) be provided with public sewer service where possible to serve current and future development. The area shown below contains 183 parcels (not including the lake itself) making up approximately 45 acres around the lake. It is recommended that the Wastewater Management Plan be updated in accordance with this recommendation if possible. The parcels to be included are shown in the chart below.

Block	Lot	Acres	Zone
7401	1	0.47	RD-RR
7401	4	0.16	RD-RR
7401	5	0.16	RD-RR
7401	6	0.16	RD-RR
7401	7	0.16	RD-RR
7401	8	0.16	RD-RR
7401	9	0.16	RD-RR
7401	10	0.16	RD-RR
7402	1	0.14	RD-RR
7402	2	0.14	RD-RR
7402	3	0.14	RD-RR
7402	4	0.14	RD-RR
7402	5	0.14	RD-RR
7402	6	0.14	RD-RR
7403	1	0.12	RD-RR
7403	2	0.11	RD-RR
7403	3	0.1	RD-RR
7403	5	0.32	RD-RR
7404	1	0.16	RD-RR

Block	Lot	Acres	Zone
7404	2	0.16	RD-RR
7404	3	0.16	RD-RR
7404	4	0.16	RD-RR
7404	5	0.16	RD-RR
7404	6	0.16	RD-RR
7404	7	0.16	RD-RR
7404	8	0.16	RD-RR
7404	9	0.16	RD-RR
7404	10	0.16	RD-RR
7405	1	0.14	RD-RR
7405	2	0.14	RD-RR
7405	3	0.14	RD-RR
7405	4	0.14	RD-RR
7405	5	0.14	RD-RR
7405	6	0.14	RD-RR
7406	1	0.17	RD-RR
7406	2	0.13	RD-RR
7406	3	0.12	RD-RR
7406	4	0.14	RD-RR

Block	Lot	Acres	Zone
7406	5	0.18	RD-RR
7407	1	0.16	RD-RR
7407	2	0.16	RD-RR
7407	3	0.16	RD-RR
7407	4	0.16	RD-RR
7407	5	0.16	RD-RR
7407	6	0.16	RD-RR
7407	7	0.16	RD-RR
7407	8	0.16	RD-RR
7407	9	0.16	RD-RR
7407	10	0.16	RD-RR
7408	1	0.14	RD-RR
7408	2	0.14	RD-RR
7408	3	0.14	RD-RR
7408	4	0.14	RD-RR
7408	5	0.14	RD-RR
7408	6	0.14	RD-RR
7409	1	0.22	RD-RR
7409	2	0.24	RD-RR
7409	3	0.26	RD-RR
7409	4	0.13	RD-RR
7409	5	0.13	RD-RR
7409	6	0.14	RD-RR
7409	7	0.13	RD-RR
7410	1	0.26	RD-RR
7410	2	0.22	RD-RR
7410	3	0.18	RD-RR
7410	4	0.24	RD-RR
7411	1	0.11	RD-RR
7411	2	0.11	RD-RR
7411	3	0.11	RD-RR
7411	4	0.11	RD-RR
7411	5	0.11	RD-RR
7411	6	0.13	RD-RR
7411	7	0.11	RD-RR
7411	8	0.03	RD-RR
7411	9	0.03	RD-RR
7411	10	0.06	RD-RR
7411	11	0.07	RD-RR
7412	1	0.29	RD-RR
7412	2	0.26	RD-RR
7412	3	0.23	RD-RR
7412	4	0.17	RD-RR
7412	5	0.11	RD-RR
7412	6	0.07	RD-RR
7412	7	0.05	RD-RR

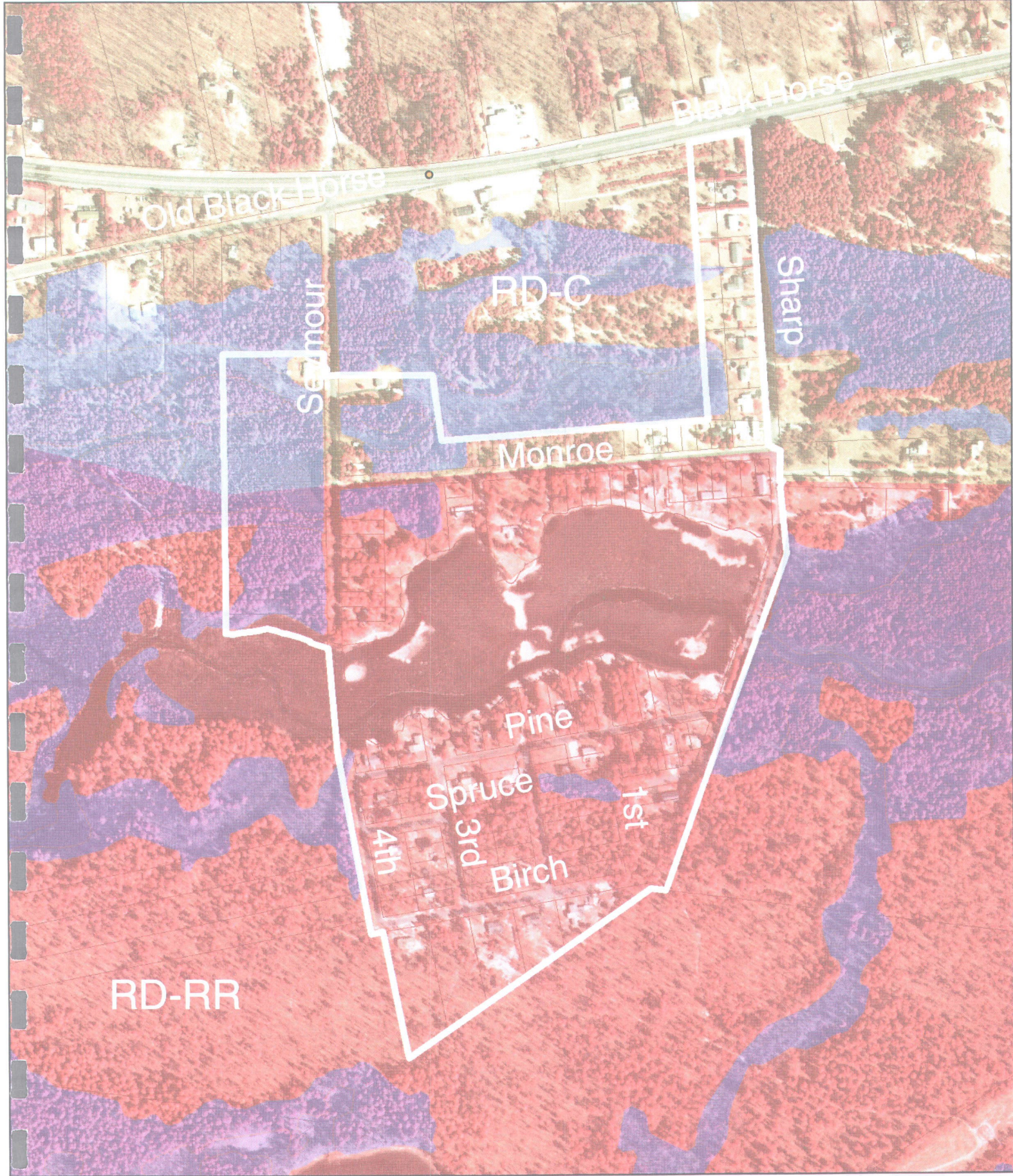
Block	Lot	Acres	Zone
7413	1	0.46	RD-RR
7414	1	0.4	RD-RR
7414	2	0.17	RD-RR
7414	3	0.17	RD-RR
7414	4	0.17	RD-RR
7414	5	0.12	RD-RR
7414	6	0.17	RD-RR
7414	7	0.17	RD-RR
7414	8	0.17	RD-RR
7414	9	0.17	RD-RR
7414	10	0.17	RD-RR
7414	11	0.19	RD-RR
7414	12	0.96	RD-RR
7414	13	0.43	RD-RR
7414	14	0.11	RD-RR
7414	15	0.11	RD-RR
7414	16	0.28	RD-RR
7415	7	1.55	RD-RR
7415	8	0.09	RD-RR
7415	9	0.07	RD-RR
7415	10	0.13	RD-RR
7415	11	0.13	RD-RR
7415	12	0.13	RD-RR
7415	13	0.14	RD-RR
7415	14	0.16	RD-RR
7415	15	0.17	RD-RR
7415	16	0.18	RD-RR
7415	17	0.14	RD-RR
7415	18	0.05	RD-RR
7415	19	0.14	RD-RR
7415	20	0.14	RD-RR
7415	21	0.14	RD-RR
7415	22	0.29	RD-RR
7415	23	0.14	RD-RR
7415	24	0.14	RD-RR
7415	25	0.14	RD-RR
7415	26	0.43	RD-RR
7416	4	0.23	RD-C
7416	5	0.41	RD-C
7416	6	0.3	RD-C
7416	7	0.19	RD-C
7416	8	0.3	RD-C
7416	9	19	RD-C
7416	10	0.3	RD-C
7416	11	0.19	RD-C
7416	12	0.3	RD-C



Block	Lot	Acres	Zone
7416	13	0.19	RD-C
7416	14	0.3	RD-C
7416	15	0.19	RD-C
7416	16	0.3	RD-C
7416	17	0.19	RD-C
7416	18	0.3	RD-C
7416	19	0.19	RD-C
7416	20	0.32	RD-C
7416	21	0.18	RD-C
7416	22	0.23	RD-C
7416	23	0.17	RD-C
7416	24	0.11	RD-C
7416	25	0.11	RD-C
7416	26	0.11	RD-C
7416	27	0.11	RD-C
7416	28	0.11	RD-C
7416	29	0.11	RD-C
7416	30	0.11	RD-C
7416	31	0.11	RD-C
7416	32	0.11	RD-C
7416	33	0.11	RD-C
7416	34	0.11	RD-C
7416	35	0.11	RD-C
7416	36	0.11	RD-C
7416	37	0.11	RD-C
7416	38	0.11	RD-C
7416	39	0.11	RD-C
7416	40	0.11	RD-C
7416	41	0.11	RD-C

Block	Lot	Acres	Zone
7416	42	0.14	RD-C
7416	43	0.17	RD-C
7416	44	0.17	RD-C
7416	45	0.17	RD-C
7416	46	0.17	RD-C
7416	47	1.14	RD-C
7416	50	0.75	RD-C
7502	18	1.07	RD-C
7502	19	0.4	RD-RR
7502	20	0.4	RD-RR
7502	21	0.4	RD-RR
7502	22	0.4	RD-RR
7502	23	0.4	RD-RR
7502	24	0.4	RD-RR
7502	25	0.4	RD-RR
7502	26	0.4	RD-RR
7502	27	0.17	RD-RR
7502	28	0.42	RD-RR
7601	15	1.44	RD-RR
7601	16	0.17	RD-RR
7601	17	0.96	RD-RR
7601	18	0.7	RD-RR
7601	19	0.73	RD-RR
7502	28	0.42	RD-RR
7601	15	1.44	RD-RR
7601	16	0.17	RD-RR
7601	17	0.96	RD-RR
7601	18	0.7	RD-RR
7601	19	0.73	RD-RR





Diamond Lakes  
Date: May 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

## DIAMOND LAKES MAP

0 250 500 1,000 Feet



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development strategies



### Compliance with Goals and Objectives of the Master Plan

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

#### Goals:

- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Guide future development and community facilities to meet the needs of the residents of the Township, while ensuring that new development is compatible with existing development without degrading the Township's cultural and natural resources.
- Preserve the Township's natural and cultural resources that contribute to both the positive image and overall strength of the Township.
- Establish and maintain the level of community facilities and public services required to satisfy the needs of present and future residents of Monroe Township, and allow for the well planned expansion of these public facilities and services.

#### Objectives:

- To conserve and manage natural resources within the Township.
- To provide for streets, utilities, schools, parks, police and fire protection, and other municipal services sufficient to meet the needs of the residential and commercial areas of the Township.
- To protect the substantial investments in public facilities that already exist and plan for new facilities to serve residents in a timely, orderly and efficient manner.
- To ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for future development.
- To carefully consider the costs and benefits of any utility extension to ensure that such extension promotes the logical and orderly extension of development adjacent to existing development.
- To encourage existing development to tie into new utility extensions.

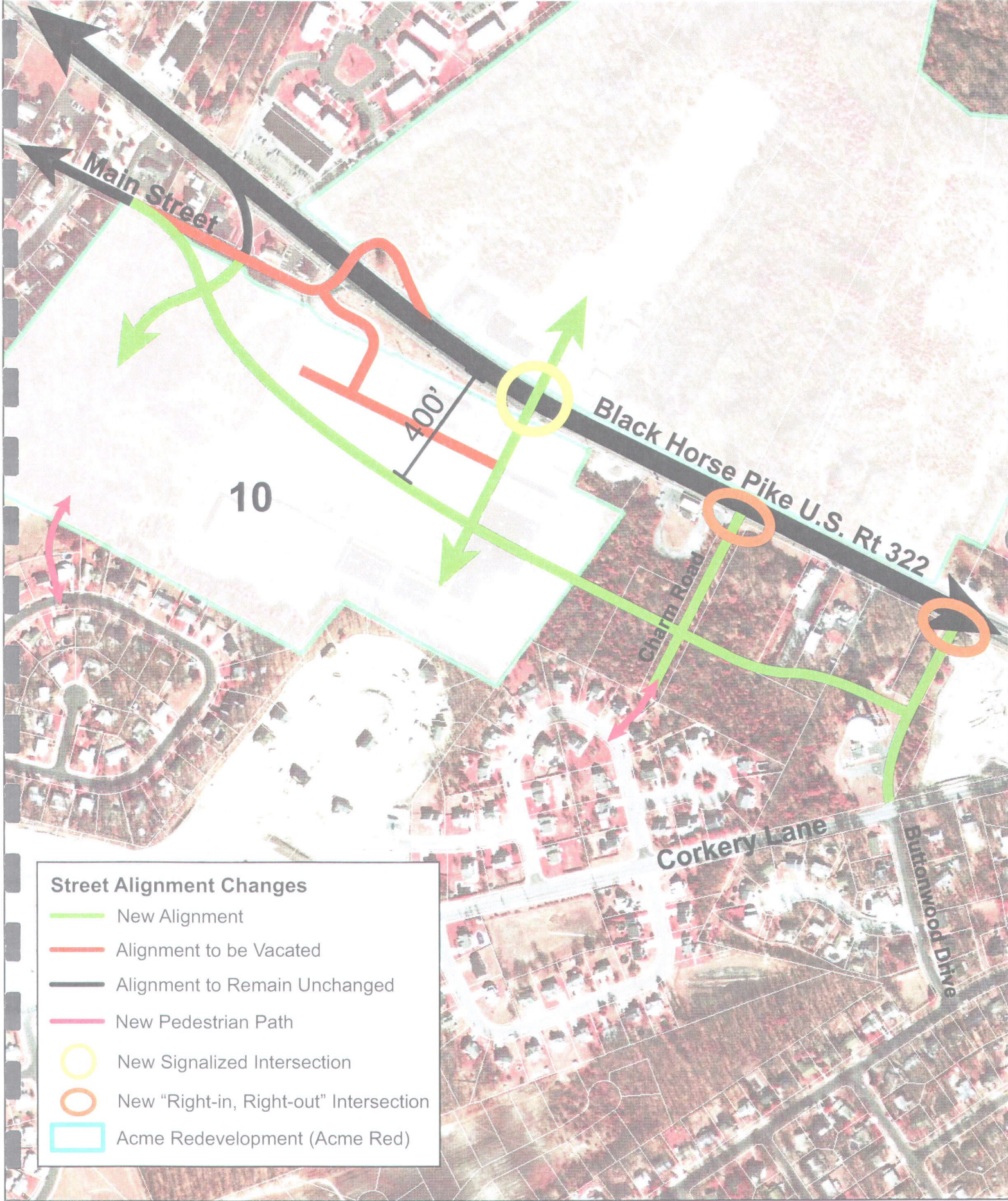
#### D. Main Street Realignment

The realignment of Main Street is an integral component of transforming the Acme Shopping Center redevelopment site into a southern anchor of the Williamstown Central Business District (CBD). Plans for the site envision a mixed use community that is integrated with surrounding development. Realignment would allow Main Street to function as corridor consisting of ground floor commercial uses and upper floor residential uses, similar to its use in the Williamstown CBD.

It is recommended that the realignment begin just east of Avery Drive, where Main Street will veer to the south and run parallel to Black Horse Pike (US 322) at an offset of 400 feet between right-of-ways. This realignment will allow it to intersect with four master planned roads at a 90-degree angle. The first is an extension of the existing off-ramp from US 322 South to Main Street. The second is a new road that will provide access via a new signalized intersection to the proposed shopping center on the east side of US 322. The third will be the construction of the Charm Road paper street which will provide access to US 322 via a "right-in, right-out" intersection. The fourth will be a new road that connects with Buttonwood Drive at Corkery Lane and also provides access to US 322 via a "right-in, right-out" intersection. In order to intersect the fourth road and avoid an existing water tower, it is recommended that Main Street veer from its 400-foot offset from US 322 and encroach upon Block 113.01, Lots 21 and 22. It is further recommended that the existing signalized intersection and its approaches at Main Street and US 322 be vacated.

An illustration of the realignment described above can be found in the Circulation Change map below. (This illustration has been revised from the "Site 10 Circulation Change" map in the recently adopted Master Plan Re-examination.)





### Street Alignment Changes

- New Alignment
- Alignment to be Vacated
- Alignment to Remain Unchanged
- New Pedestrian Path
- New Signalized Intersection
- New "Right-in, Right-out" Intersection
- Acme Redevelopment (Acme Red)

Circulation Change Site 9

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

0 100 200 400 Feet



### Compliance with Goals and Objectives of the Master Plan

The suggested Main Street Realignment conforms to the current Master Plan. The goals and objectives that specifically apply are as follows:

#### Goals:

- Provide for the safe and efficient movement of goods and people through the Township.
- Establish acceptable level of service and/or performance measures for transportation and community facilities and ensure the adequate and timely provision of those facilities in order to support existing and planned development.

#### Objectives:

- To establish safe and convenient transportation routes to serve existing and future land uses.
- To provide for the orderly and efficient movement of people and goods throughout the Township.
- To support mixed use development patterns that encourage multimodal transportation options and thus reduce overall automobile trips.



#### E. Circulation System Amendments

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

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

The Township Planning Board highly encourages the Delaware River Port Authority (DRPA) to consider one of the three proposed SJ Light Rail Transit Alignments to be Route 42 (North-South Freeway) to the AC Expressway to Interchange 38 (Williamstown). If this route is not selected, however, the Township Planning Board would then recommend a future link to Glassboro be provided. Then it is suggested that the proposed South Jersey Light Rail Transit system be routed through Monroe Township from Glassboro to Williamstown along Glassboro Williamstown Road, and from Williamstown to Winslow along Sicklerville Road. Such a link would provide direct transit access to coming development centers such as new development at the intersection of Fries Mill Rd & Rt. 322 as well as to the future commercial development at the Mink Lane Redevelopment Site.

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



**Legend**

- NJ Transit Bus Routes 400 & 463
- NJ Transit Bus Stop
- Proposed Light Rail Alignment (Proposal 1)
- Proposed Light Rail Alignment (Proposal 2)
- Existing Atlantic City Expressway Interchanges
- Proposed AC Expressway Interchange

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

CIRCULATION MAP  
MONROE TOWNSHIP



### Compliance with Goals and Objectives of the Master Plan

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

#### Goals:

- Direct growth to areas where infrastructure capacity is currently available or committed to be available in the future.
- Provide for the safe and efficient movement of goods and people through the Township.
- Encourage continued efforts to coordinate regional services and conservation efforts.
- Establish acceptable level of service and/or performance measures for transportation and community facilities and ensure the adequate and timely provision of those facilities in order to support existing and planned development.

#### Objectives:

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

# APPENDIX 1

## **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. 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 3.60 units per acre. The total number of dwelling units shall not exceed 132.
- 3. Bulk Requirements:
  - (1) Minimum lot frontage or width: 200 feet.
  - (2) Minimum lot depth: 200 feet.
  - (3) Minimum setbacks: 15 feet from parking lot, 50 feet from principal or collection roads and 30 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.
  - (6) Distance between buildings: 40 feet.

#### E. Buffers

A landscaped buffer, 30 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 accessory structures may be permitted in the required buffer area by the Planning Board.

#### 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 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

Any developer is responsible to provide, in addition to the total number of market rate units, an additional unit count equal to 22% of the above as units affordable to low and moderate income households. These units can either be provided on-site or at an off-site location of mutual agreement between the Planning Board, Governing Body of the Township and the developer.

### 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. Density

The maximum permitted density is 4.5 dwelling units per acre.

#### 2. 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.

#### 3. 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 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 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

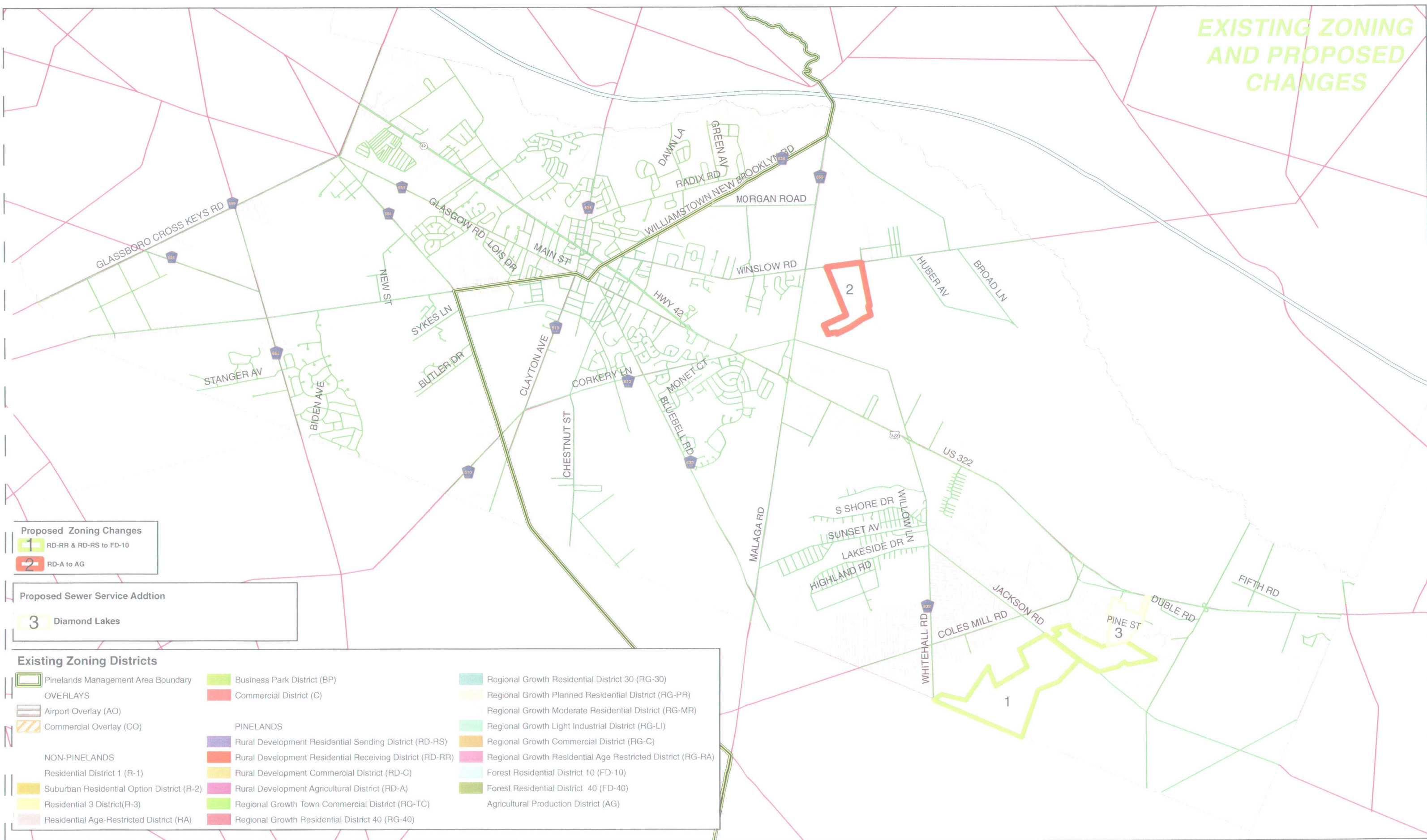
through introduction of offsets at irregular intervals along the façade of a building.

(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.

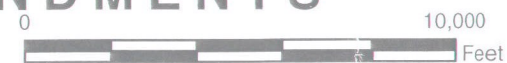


# EXISTING ZONING AND PROPOSED CHANGES



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

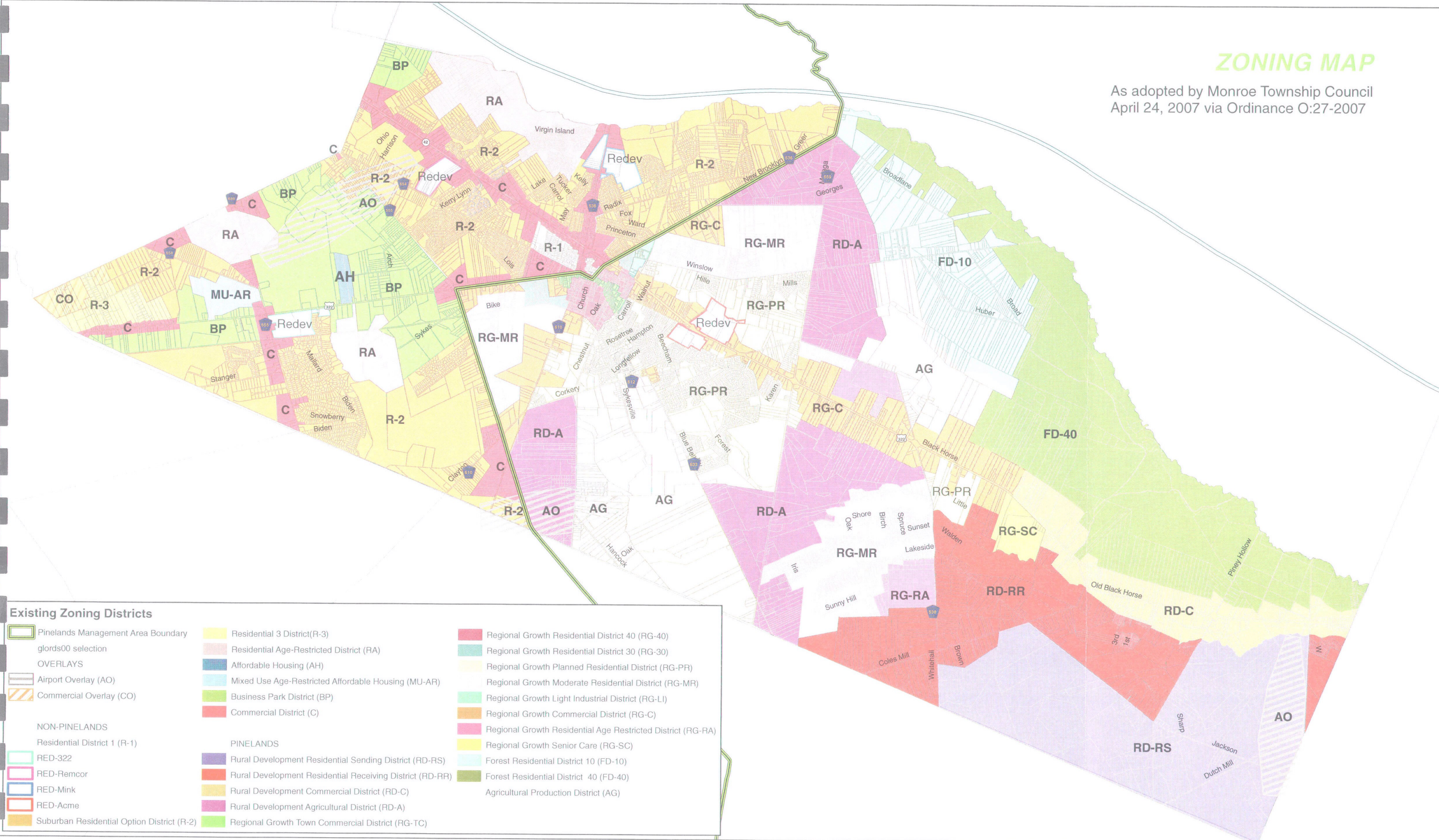
## MONROE TOWNSHIP ZONING CHANGE AMENDMENTS GLOUCESTER COUNTY, NJ



melvin kernan  
development strategies



As adopted by Monroe Township Council  
April 24, 2007 via Ordinance O:27-2007



Monroe Zoning Changes  
Date: May 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 GLOUCESTER COUNTY, NJ






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development | strategies



SEWER SERVICE AREA & PROPOSED AMENDMENTS

**Legend**

-  Sewer Service Area
-  Added To SSA
-  Pinelands Management Area Boundary

MONROE TOWNSHIP SEWER SERVICE AREA  
GLOUCESTER COUNTY, NJ

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

