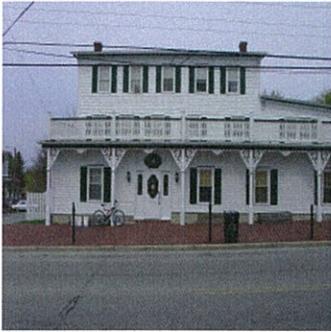
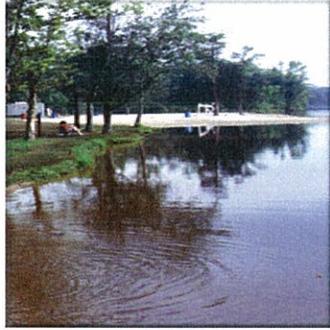


Master Plan Re-examination Report



**Township of Monroe
Gloucester County, NJ**

August 2009



MONROE TOWNSHIP
Gloucester County, New Jersey

MASTER PLAN RE-EXAMINATION REPORT
August 2009

Adopted By:
MONROE TOWNSHIP PLANNING BOARD
August 13, 2009
Resolution No. PB-62-09
Adopted Pursuant to N.J.S.A. 40:55D-28,
The New Jersey Municipal Land Use Law

Prepared By:
J. Timothy Kernan, Inc.
Kingsway Commons, Suite 100
935 Kings Highway
Thorofare, New Jersey 08086
p: (856) 251-9500
f: (856) 251-1310
www.kernaneng.com



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

TABLE OF CONTENTS

1. Introduction
2. Overview
3. The Major Problems and Objectives related to land development in the Township at the time of the last Master Plan Re-Examination.
4. The extent to which such problems and objectives have been reduced or have been increased subsequent to the last Master Plan Re-examination adoption.
5. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised.
6. Specific changes recommended for the Master Plan or development regulations.

APPENDIX

1. Proposed revisions to Mixed Use Age-Restricted District (MU-AR) text.
 2. Maps
 - Existing Zoning
 - Existing Zoning and Proposed Changes
-

ACKNOWLEDGEMENTS

MAYOR

Michael F. Gabbianelli, Mayor

TOWNSHIP COUNCIL

Ron Garbowski, President
Marvin Dilks, Vice President
Walt Bryson
Frank Caligiuri

Rich DiLucia
Bill Sebastian, Ordinance Committee Chairman
Dan Teefy

PLANNING BOARD

Michael F. Gabbianelli, Mayor
Obie O'Brien, Chairman
Robert Hochswinder, Vice Chairman
V. James Agnesino
Frank Caligiuri
Tom Crane

Barry Straga
Rob Catania
Timothy Brown
James Muth, Alternate
W. Larry Cooper, Alternate

PLANNING BOARD SECRETARY

Carolyn F. Farrell

PLANNING BOARD SOLICITOR

Leonard T. Schwartz, Esquire

PLANNING BOARD ENGINEER

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

PLANNING BOARD PLANNER

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

BUSINESS ADMINISTRATOR

Kevin Heydel

MUNICIPAL CLERK

Susan McCormick, RMC

ZONING OFFICER

Fred Weikel

SUPERINTENDENT OF PUBLIC WORKS

V. James Agnesino

SUPERINTENDENT OF PUBLIC SCHOOLS

Charles Earling, Jr.

TOWNSHIP SOLICITOR

Charles A. Fiore, Esquire

TOWNSHIP ENGINEER

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

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 for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and 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 policies and objectives.
- D. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations 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", P.L. 1992, c.79 (C.40A:12A-1 et al.) into the land use plan 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.

5. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED.

There have not been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations since last year. However, the parcels comprising the active-adult project referenced above have changed slightly since the creation of the zoning district. It is the intent of this report to align the Master Plan and development regulations consistent with the project boundary. In doing so, it also has become apparent that a small area of Business Park District (BP) will remain along Route 322, between the MU-AR District and the Commercial District (C) at the intersection of Route 322 and Fries Mill Road. It makes sense to change this area to Commercial District (C) as that is likely the type of new development that could and should occur in this area.

It should be noted that the changes to the project boundary and the resultant changes to the MU-AR District, as well as the surrounding districts, are consistent with the goals and objectives of the Master Plan.

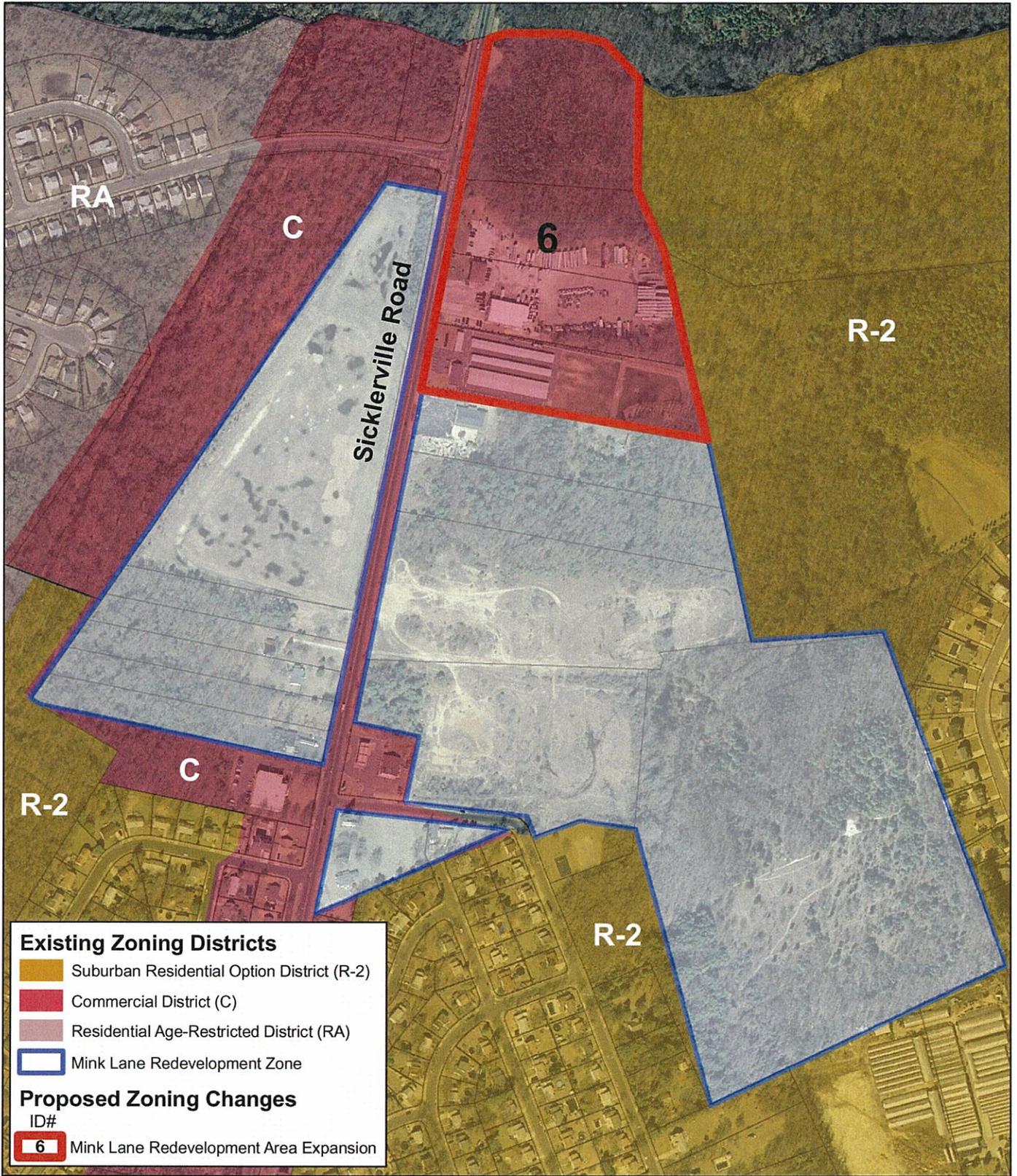
Additionally, the redevelopment areas known as Mink Lane/Landfill and Acme have been enlarged to provide additional opportunities for prospective developers. The larger areas also afford an opportunity for a more comprehensively planned redevelopment in each area.

6. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

- A. With regard to the MU-AR District, Table No. 1 and Map No. 1 below identify the recommended changes to the zoning boundary and the boundaries of surrounding zoning districts:
- B. With regard to the Mink Lane/Landfill Redevelopment Area, Table No. 1 and Map No. 2 below identify the expansion to the area previously adopted by the governing body on May 9, 2006, Ordinance No. O:14-2006.
- C. With regard to the Acme Redevelopment Area, Table No. 1 and Map No. 3 below identify the expansion to the area previously adopted by the governing body on June 10, 2008, Ordinance No. O:17-2008.
- D. Proposed changes to the Master Plan and development regulations 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 population 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.

Table No. 1
Monroe Township Master Plan Reexamination August 2009
Zoning Changes

ID #	Block	Lot	Acres	Address	Owner	Current Zone	Proposed Zone
1	14901	44	6	PITMAN-DOWNER RD	MUTH, NICHOLAS F	MU-AR	R-2
1	14901	45	6	PITMAN-DOWNER RD	MUTH, NICHOLAS F	MU-AR	R-2
2	14901	41	NA	1552 GLASSBORO RD	MCTAGUE, JOSEPH W C/O VALERIO FRAN	BP	MU-AR
2	14901	42	1.11	1558 GLASSBORO RD	MCTAGUE, JAMES & HATTIE	BP	MU-AR
2	14901	43	13	1570 GLASSBORO RD	ARNOTTE, PASQUALE A JR & MICHELLE	BP	MU-AR
3	14901	36	0.69	GLASSBORO RD	MCTAGUE, JAMES & HATTIE	BP	MU-AR
4	14901	28	1.5	FRIES MILL RD	HUGHES, ROBERT A & RITA	MU-AR	C
5	14901	27	7.7	236 GLASSBORO RD	HARGROVE, WILLIAM	BP & C	C
5	14901	29	2.82	1452 GLASSBORO RD	MONROE MUNICIPAL UTILITIES AUTH	BP	C
5	14901	30	2.8	1472 GLASSBORO RD	GUARRERA, DONNA	BP	C
5	14901	31	1.5	GLASSBORO RD	TAYLOR GURA RT 322 LLC	BP	C
5	14901	32	1.33	1516 GLASSBORO RD	BANKS, MARION & ROBERTA	BP	C
5	14901	33	1.18	1522 GLASSBORO RD	BRIZZI, JOSEPH J JR	BP	C
5	14901	34	2.8	1532 GLASSBORO RD	MUCCI, NANCY E	BP	C
5	14901	35	1.15	1538 GLASSBORO RD	HUNTLEY, JOSEPH J & CATHERINE	BP	C
6	2201	1	6.68	SICKLERVILLE RD	NOCON FAMILY LLC	C	Mink Lane Redevelopment Area
6	2201	2	4.12	SICKLERVILLE RD	DONNELLY, JAMES	C	Mink Lane Redevelopment Area
6	2201	3	4.08	110 SICKLERVILLE RD	DONNELLY, JAMES	C	Mink Lane Redevelopment Area
6	2201	4	4.66	856 SICKLERVILLE RD	RIZZO, STEPHEN INC	C	Mink Lane Redevelopment Area
7	11201	1	4.63	1401 BLACK HORSE PK	MONROE MUNICIPAL UTILITIES AUTH	RG-C & RG-PR	Acme Redevelopment Area
7	11301	5	0.54	1201 BLACK HORSE PK	PETTETI, RENO & YOLANDO	RG-C	Acme Redevelopment Area
7	11301	6	3.48	1313 BLACK HORSE PK	MOTIVA ENTERPRISES LLC	RG-C	Acme Redevelopment Area
7	113.0102	20	4.13	1325 S BLK HORSE PK	FIRST PHILADELPHIA HOLDINGS 204 LLC	RG-C & RG-PR	Acme Redevelopment Area
7	113.0102	21	0.96	1333 BLACK HORSE PK	ROTA, ANTHONY & BEVERLY	RG-C	Acme Redevelopment Area
7	113.0102	22	1.17	1337 BLACK HORSE PK	SAIA, DONALD A & CROCETTA M	RG-C	Acme Redevelopment Area
7	113.0102	23	1.39	BLACK HORSE PK	FIRST PHILADELPHIA HOLDINGS 204 LLC	RG-C	Acme Redevelopment Area



Existing Zoning Districts

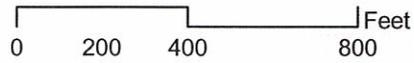
- Suburban Residential Option District (R-2)
- Commercial District (C)
- Residential Age-Restricted District (RA)
- Mink Lane Redevelopment Zone

Proposed Zoning Changes

- ID#
- 6 Mink Lane Redevelopment Area Expansion

Map No. 2
Mink Lane Redevelopment
Area Expansion

Date: July 2009
 Drawn By: MSY
 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, 2007 Aerial Photography
 File: GIS\GIS PROJECTS\monroe\Master Plan ReExam 09\Mink Lane Area Changes.mxd



APPENDIX 1

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 55 years of age. "Permanent residents" are defined as people who live in the units more than 30 days in any twelve-month period.

(2) 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).

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

D. Use and density.

(1) Density. The maximum permitted density is 4.5 dwelling units per acre.

(2) Principal permitted uses.

(a) Existing single-family detached dwellings¹.

(b) ~~(a)~~ Single-family attached (townhouses) dwelling.

(c) ~~(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.

(d) ~~(c)~~ Agricultural, subject to the requirements of § 175-90.

(e) ~~(d)~~ Public service infrastructure.

¹ In accordance with § 175-162 (R-2 Standards)

(f) ~~(e)~~ Planned Development.

(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 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 structures are located along an 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 § 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.~~

~~(2) (3) Bulk requirements.~~

(a) Single-family attached dwellings (townhouses):

(e) Minimum off-street parking: subject to the requirements of § 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-, five-, and six-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 minimum tract size of ~~between four and 4.5 acres, with vehicular access restricted to Franklinville-Tumersville 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-Tumersville 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 of 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 facade 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 2

Zoning Districts

OVERLAYS

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

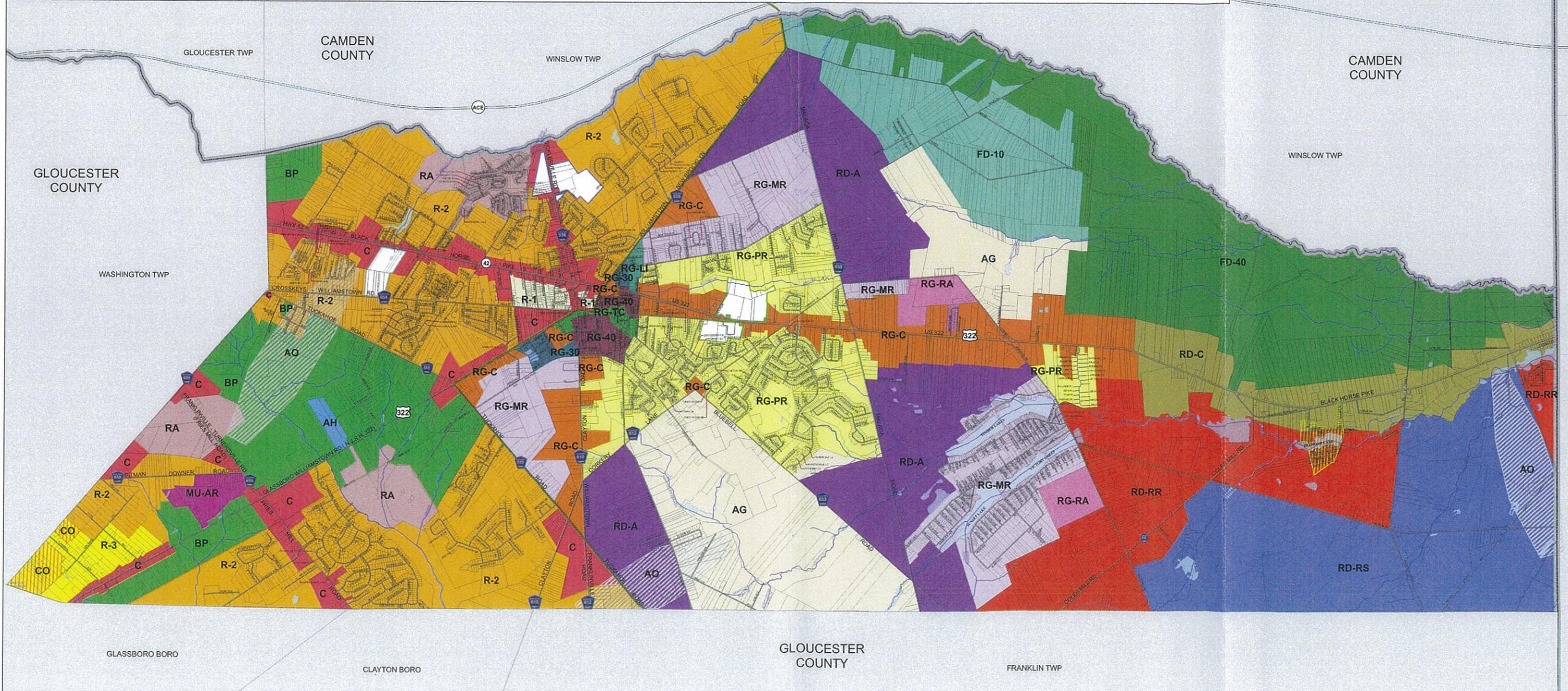
NON-PINELANDS

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

PINELANDS

-  Rural Development Residential Sending District (RD-RS)
-  Rural Development Residential Receiving District (RD-RR)
-  Rural Development Commercial District (RD-C)
-  Rural Development Agricultural District (RD-A)
-  Regional Growth Town Commercial District (RG-TC)
-  Regional Growth Residential District 40 (RG-40)
-  Regional Growth Residential District 30 (RG-30)
-  Regional Growth Planned Residential District (RG-PR)
-  Regional Growth Moderate Residential District (RG-MR)
-  Regional Growth Light Industrial District (RG-LI)
-  Regional Growth Commercial District (RG-C)
-  Regional Growth Residential Age Restricted District (RG-RA)
-  Regional Growth-Senior Care (RG-SC)
-  Forest Residential District 10 (FD-10)
-  Forest Residential District 40 (FD-40)
-  Agricultural Production District (AG)
-  ACME Redevelopment Area

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



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

**MONROE TOWNSHIP ZONING
 GLOUCESTER COUNTY, NJ**





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