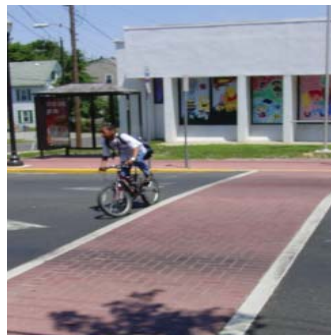


# Master Plan Re-examination Report



Township of Monroe  
Gloucester County, NJ

March 2010



Our File No. MP10001



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

**MASTER PLAN RE-EXAMINATION REPORT**  
**March 2010**

Adopted By:  
MONROE TOWNSHIP PLANNING BOARD  
April 22, 2010  
Resolution No. PB-44-10  
Adopted Pursuant to N.J.S.A. 40:55D-89,  
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](http://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	Page 1
2. Overview	Page 2
3. The Major Problems and Objectives related to land development in the Township at the time of the last Master Plan Re-Examination.	Page 3
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.	Page 3-4
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.	Page 4-6
6. Specific changes recommended for the Master Plan or development regulations.	Page 7
7. Figures	
• Area K (black) and Crossover (red)	Page 9-10
• Crossover (red)	Page 11
• Cedar Creek (blue)	Page 12
8. Tables	
• Area K (black) and Crossover (red)	Page 13-15
• Crossover (red)	Page 16
• Cedar Creek (blue)	Page 16

## APPENDIX

1. Recommended Land Management Code Changes
  - Regional Growth Mixed Use (RG-MU) Zoning District
  - Resource Extraction
2. Maps
  - Existing Zoning
  - Proposed Zoning Changes



## ACKNOWLEDGEMENTS

### MAYOR

Michael F. Gabbianelli, Mayor

### TOWNSHIP COUNCIL

Bill Sebastian, President

Marvin Dilks, Jr., Vice President

Walt Bryson

Frank Caligiuri

Rich DiLucia

Ron Garbowski

Dan Teefy, Ordinance Committee Chairman

### 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.

# 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 review of its planning in accordance with the New Jersey Municipal Land Use Law (NJSA 40:55D-89) which requires, at least every six (6) years, a general reexamination of the 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, a copy of which report and resolution shall be sent to the County Planning Board and Pinelands Commission. A notice that the report and resolution have been adopted shall be sent to the Municipal Clerk of each adjoining municipality. With the adoption of this report in 2010, the next required re-examination of the Master Plan will be in 2016.

It is important to note that the last comprehensive Master Plan was prepared and adopted by the Planning Board in September 2004.

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 New Jersey of a Cross-Acceptance Report with Township input.
- F. Two Amendments to the Master Plan in 2007.
- G. One Amendment to the Master Plan in 2008.
- H. One Amendment to the Master Plan in 2009.

This Re-examination Report has been prepared as a result of these changes, development activity resulting from 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 Proposed Zoning Changes map in Appendix 2):
  - 1. Rural Development Residential Receiving (RD-RR) and Rural Development Residential Sending (RD-RS) to Forest Residential 40 (FD-40).
  - 2. Rural Development Commercial (RD-C) and Rural Development Residential Sending (RD-RS) to Forest Residential 10 (FD-10) .
  - 3. Regional Growth Commercial (RG-C), Rural Development Commercial (RD-C), and Rural Development Residential Receiving (RD-RR) to Regional Growth Mixed Use (RG-MU).

## 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.

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

At the time of the last Master Plan Re-examination in 2009 the biggest problems related to land development in Monroe, as in 2008 and in most all other locations, were the poor economy and depressed housing market. The Township had experienced a rapid growth in the construction of single-family detached housing in the 1990's and first half of the 2000's. This growth increased the population from 26,703 in 1990 to approximately 33,000, an increase of nearly 25% in less than two decades. As a result, the school system experienced a large influx of students and numerous expansions to the schools have occurred.

With the rise in population and active marketing on the part of the new administration, large retailers and their developers began exploring development opportunities in the Township. The potential impact to the ratable base is viewed as a welcome and positive change.

The economic downturn has significantly slowed the objective of achieving a more diverse and stable ratable base.

Another problem the Township faced was planning for their fair share of affordable housing while the rules and regulations governing such were in a state of flux and numerous lawsuits against the Council on Affordable Housing (COAH) were working their way through the courts. The Township has remained committed to providing a realistic opportunity for the provision of a significant amount of affordable housing.

Lastly, new residents moving into the Township and existing residents moving within the Township have not enjoyed a variety of housing choices with the residential growth. As stated earlier, most of the new construction has been of single-family detached homes. The Township understands the importance of a diverse housing stock.

### 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.

The economic downturn has continued right up until the present. However, signs of a recovery began emerging in mid to late 2009. The stock market has recovered over half of its losses from a record high in October 2007 and consumer confidence is improving. In the housing market, the inventory of unsold homes is returning to healthier numbers and the decline in new starts has bottomed out. While prices dropped again in 2009, they are expected to stabilize and start rising this year.

So while many of the problems have diminished since mid 2009, more improvement is needed. For Monroe Township, this hopefully will mean the construction of a wider variety of housing affordable to a larger spectrum of households by income. It is also hoped that retail and other forms of non-residential development will begin to take place sooner as opposed to later.

One project that advances the objectives discussed herein which was the subject of the last re-examination has recently received preliminary major subdivision and preliminary and final major site plan approvals. The project, known as Traditions at Scotland Run and Scotland Run Plaza, respectively, consists of the construction of a large active-adult, multi-family community together with commercial development in the newly created Mixed Use-Age Restricted District (MU-AR). The project will also contribute to the construction of affordable housing for rent by eligible families. To fully achieve these objectives, changes to the zoning map and development regulations were made.

Another project that advances these objectives recently received preliminary major site plan approval. The project, known as Scotland Commons, consists of the development of 132 affordable family rental units. The developer is presently seeking financing for the project.

It is the intent of this re-examination to create an opportunity for the construction of a mixed-use community, that while not restricted by age, targets a population of retired individuals and younger, first-time home buyers. Additionally, a portion of the community will be devoted to assisted living and the like. Lastly, the community will have a non-residential component. To achieve the residential

goal, a range of single-family dwellings on small lots and multi-family dwellings will be permitted. This is a departure from the large lot, large single-family dwellings which have comprised the majority of the new construction in the Township over the last 20 years. A percentage of the residential units will be set-aside for affordable housing. The tract chosen is commonly referred to as Cedar Creek and contains approximately 136 acres. It was the subject of past re-examinations which failed to garner Pinelands Commission certification.

## **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 Pinelands Commission has recently undertaken a study of the ecological integrity of the Pinelands Area. The study, titled the Ecological Integrity Assessment, analyzed the entire Pinelands region and from the study, changes to the Land Capability Map and Management Areas were recommended. The Cedar Creek area, while ultimately not recommended for change due to other reasons, was identified as a possible management area change to Regional Growth for a number of reasons, including its relatively low composite ecological integrity assessment score; the fact that the area consists largely of non-habitat (i.e. agricultural fields); the fact that it is contiguous with an existing Regional Growth Area; its proximity to an improved public road and other infrastructure necessary to support growth; the lack of any public development plans for the area that would be inconsistent with additional development there; and, the lack of any data presently on hand that would indicate the presence of threatened and endangered species or habitat therefor.

Additionally, an area southeast of Cedar Creek (Area K) scored high enough such that the appropriate management area is Forest Area. This area consists of approximately 2,660 acres of Rural Development Residential Receiving and Rural Development Residential Sending Districts (RD-RR and RD-RS). It is proposed this area becomes Forest Residential District 40 (FD-40).

See Figure No. 1 and Table No. 1.

Coincidentally, or not, some of this area was recommended in a previous re-examination to become Forest Area and be used as an off-set to the then and now proposed Regional Growth Area for Cedar Creek.

The Pinelands' recommended change to Forest Area (Area K) includes land in Buena Vista and Franklin Townships as well, totalling approximately 5,500 acres. The Pinelands process is presently ongoing while the Township desires to make this change now. In order to do so, the Township is

required to connect the portion of Area K within its borders to existing Forest Area. Monroe Township has existing Forest Area (FD-40) north of the Black Horse Pike. Throughout the summer and fall of 2009 the Township worked with the Pinelands Commission to locate a suitable connection.

The result is what we're calling the Crossover Area. This area consists of approximately 125 acres of Rural Development Commercial and Rural Development Residential Sending Districts (RD-C and RD-RS). It is proposed this area becomes Forest Residential District 10 (FD-10).

It is acknowledged that the proposed Forest Area changes and their potential impacts are significant and it is recommended that the Township consider, among other measures, adopting the CMP's provisions for the 50% expansion of nonconforming uses (N.J.A.C. 7:50-5.2) and adopting provisions which would allow for accessory structures and expansions of existing houses within the new Forest Areas without the need for variances.

See Figure No. 2 and Table No. 2.

The Cedar Creek area is currently zoned Regional Growth Commercial, Rural Development Commercial and Rural Development Residential Receiving District (RG-C, RD-C and RD-RR). It is proposed this area becomes Regional Growth Mixed Use (RG-MU).

See Figure No. 3 and Table No. 3.

The Gloucester County Utilities Authority (GCUA) identified this area in their wastewater management plan (WMP), which the new Jersey Department of Environmental Protection (NJDEP) adopted in December, 2008, as proposed sewer service. This enables the area to be served by public sewer. Hopefully, with the significant development opportunity afforded this area from the proposed zoning, it will be the impetus for a developer to extend public water and sewer along the Black Horse Pike to this location, thereby opening up the corridor to additional commercial development.

A provision adopted by the Township years ago banning new mining operations is recommended to be eliminated. Within its Forest Areas, the Township desires to permit the continuation of existing mining operations and, under appropriate circumstances, allow for an expansion. Such a circumstance could be the purchase of adjacent properties to eliminate conflicting land uses, which then could result in the shifting of required buffers to the far side of the newly purchased properties, opening up

additional land covered under an existing permit for mining. Appropriate deed restrictions would need to be placed on the acquired properties ensuring they would not be used for mining itself nor remain residential, but would only be used for purposes ancillary to mining and to provide requisite buffering, and the standards of the Pinelands CMP, Part VI would apply.

Refer to Appendix 1 for proposed changes to §175-130, Resource Extraction.

It should be noted that the proposed zoning changes are consistent with the goals and objectives of the Master Plan. Specifically, the following goals and objectives are supported:

#### 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.

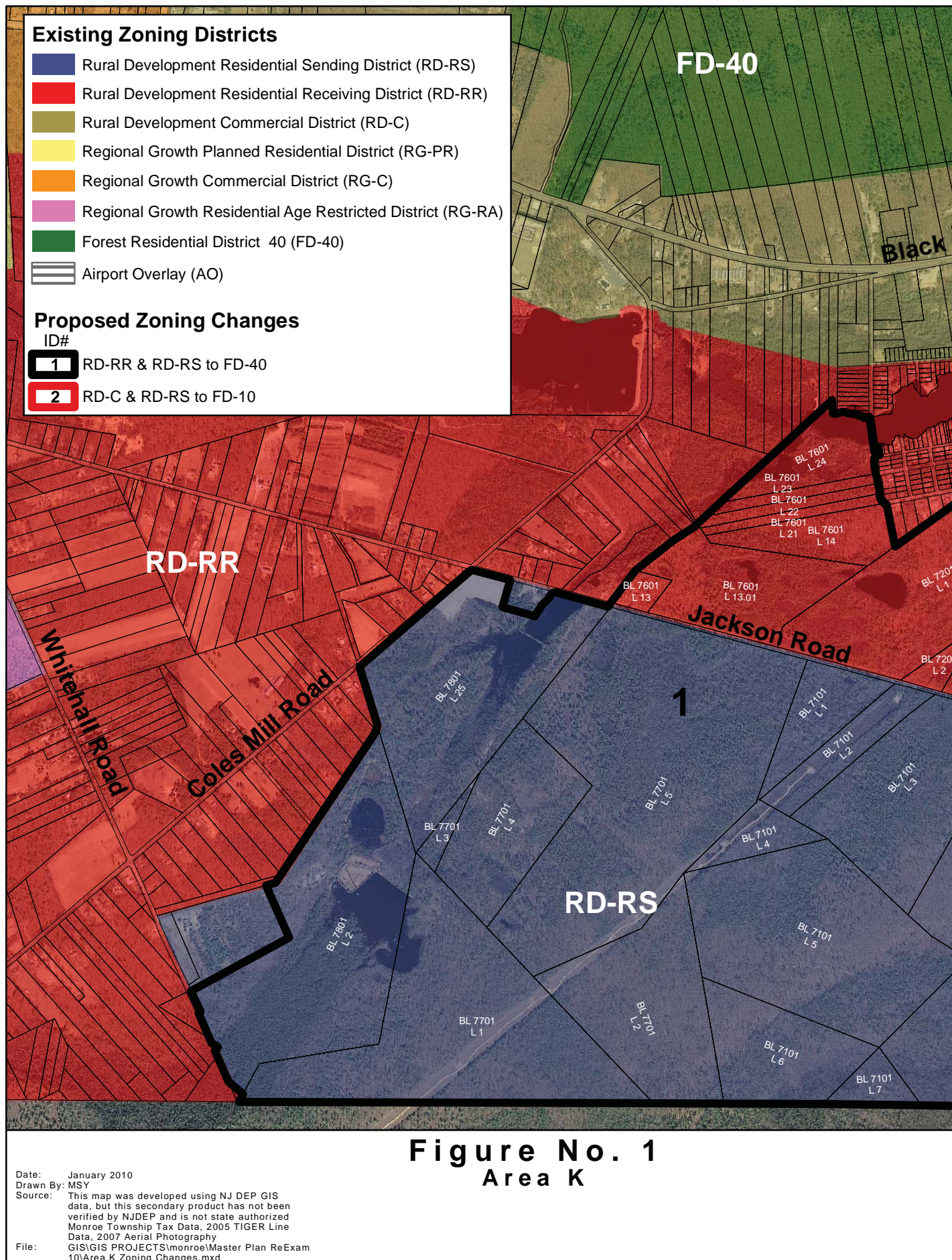
Appendix 1 contains recommended changes to the Land Management code resulting from this re-examination.

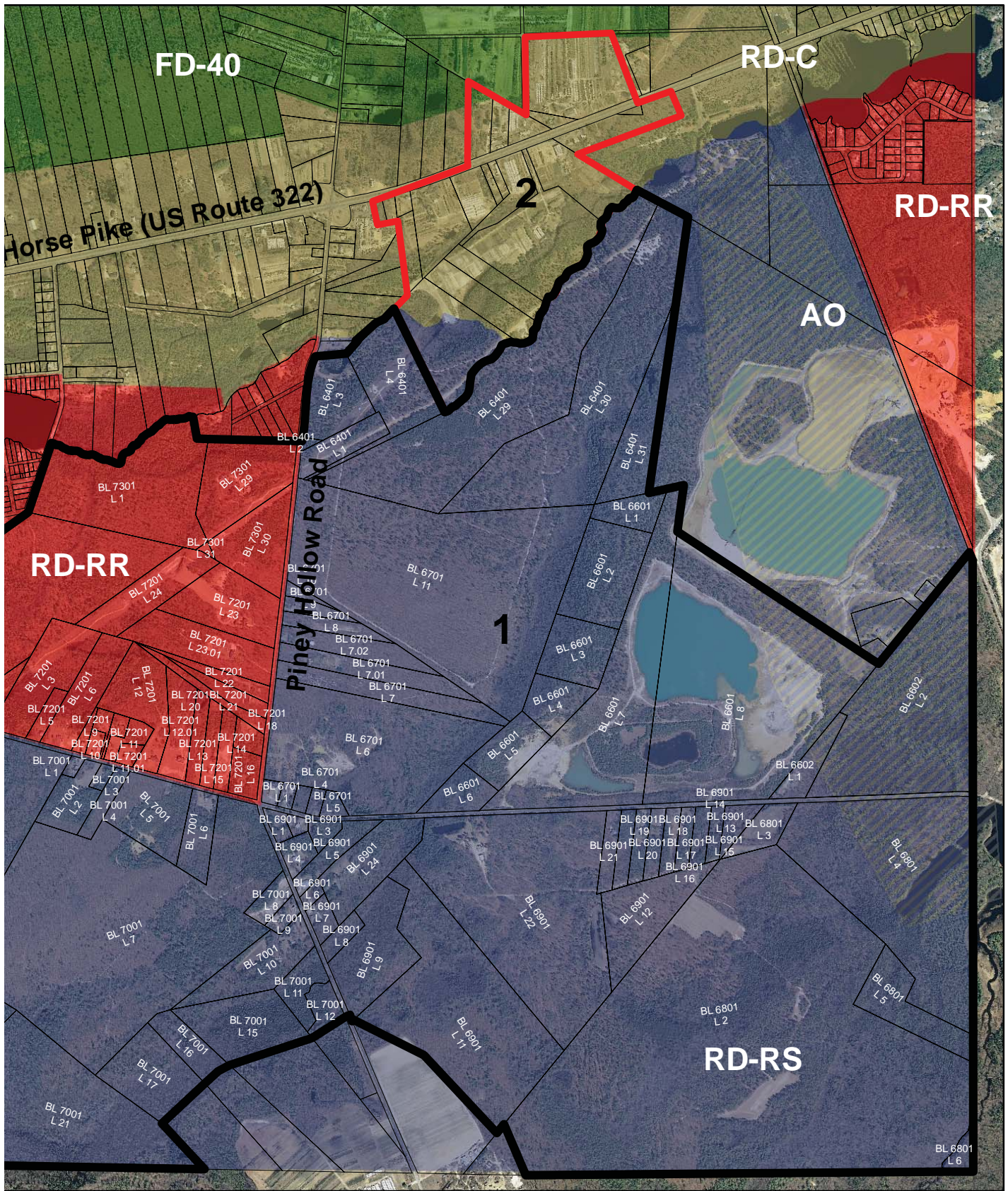
1. New Regional Growth Mixed Use (RG-MU) Zoning District
2. Revision to Chapter 175-130 (Resource Extraction).

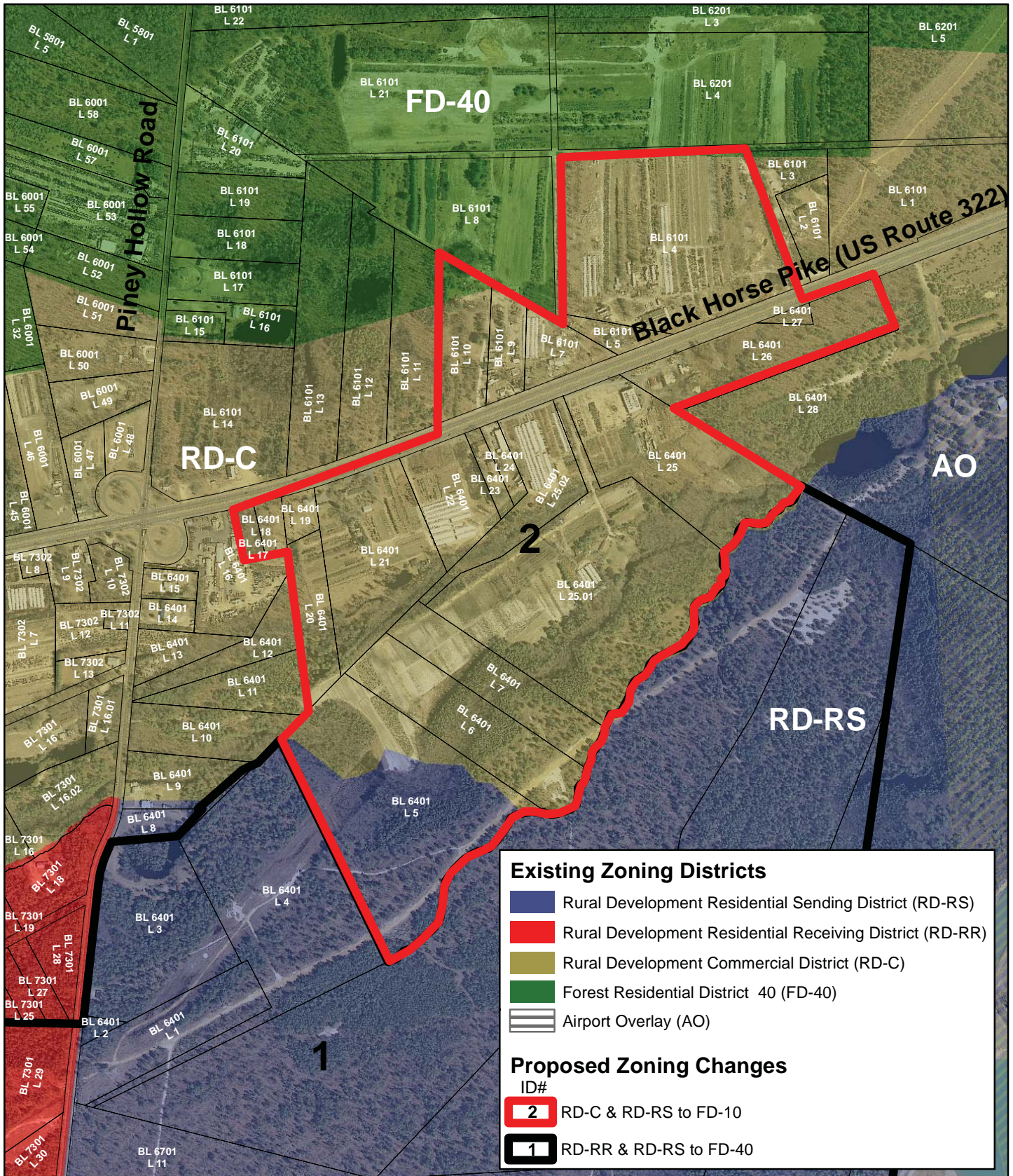
## 6. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

- A. With regard to Area K, Table No. 1 and Figure No. 1 below identify the parcels with proposed zoning changes and their boundary, respectively.
- B. With regard to the Crossover Area, Table No. 2 and Figure No. 2 below identify the parcels with proposed zoning changes and their boundary, respectively.
- C. With regard to the Cedar Creek Area, Table No. 3 and Figure No. 3 below identify the parcels with proposed zoning changes and their boundary, respectively. Appendix I contains the proposed Regional Growth Mixed Use (RG-MU) Zoning District Standards.
- D. Appendix I also contains proposed changes to §175-130, Resource Extraction.
- E. 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.
  - 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.





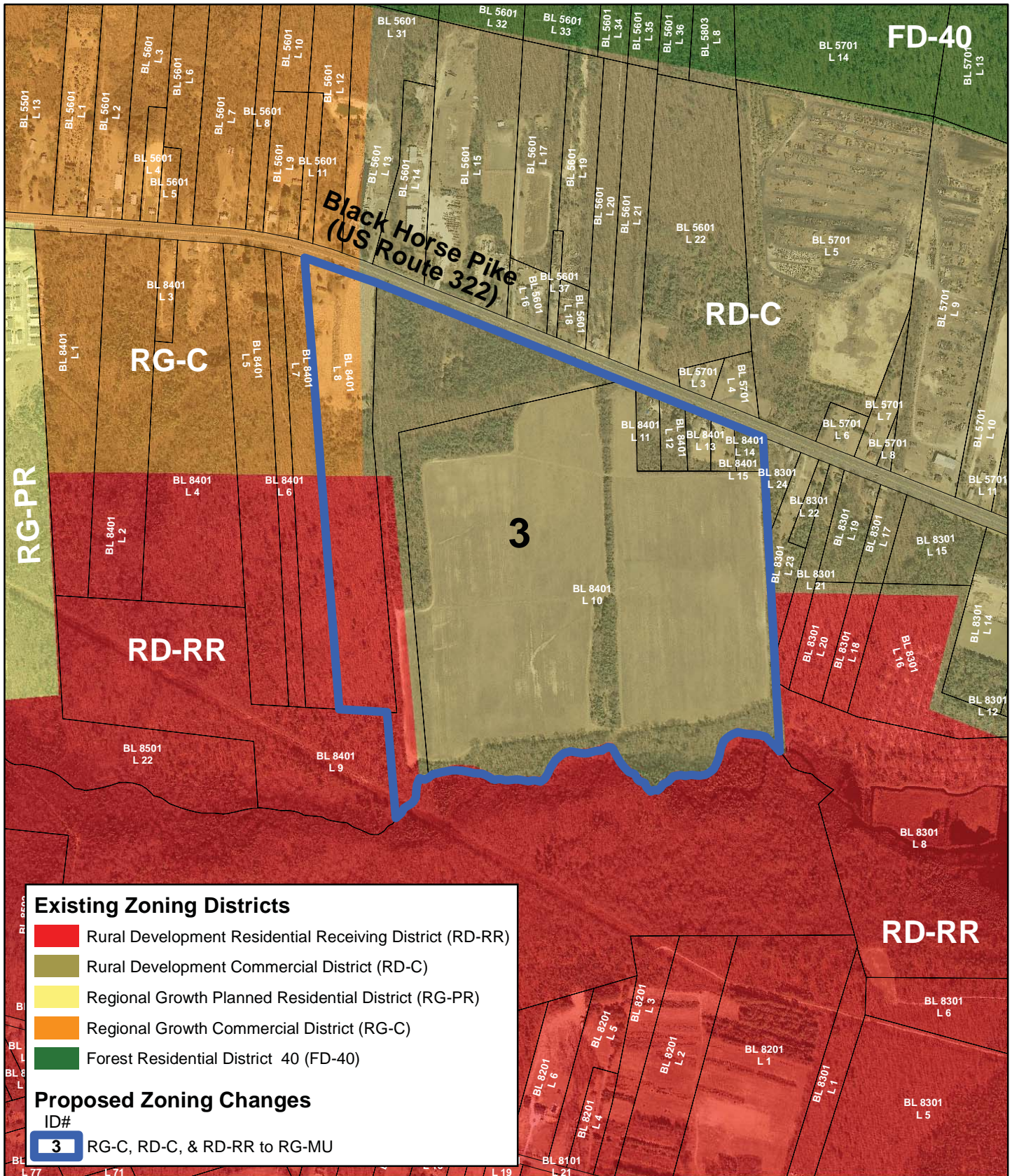




**Figure No. 2**  
**Crossover Area**

Date: January 2010  
 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 10\Crossover Zoning Changes.mxd





**Figure No. 3**  
**Cedar Creek Area**

Date: January 2010  
 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  
 File: GIS\GIS PROJECTS\monroe\Master Plan ReExam 10\Cedar Creek Zoning Changes.mxd



Table No. 1

Monroe Township Master Plan Reexamination January 2010  
Zoning Changes



Area K							
ID#	Block	Lot	Acres	Address	Owner	Current Zone	Proposed Zone
1	6401	1	5.94	Piney Hollow Rd	Forte, Leonard J	RD-RS	FD-40
1	6401	2	0.35	400 Piney Hollow Rd W	South Jersey Gas Co /Kavanaugh T.S.	RD-RS	FD-40
1	6401	3	10.9	Piney Hollow Rd	Prus, James L & Michael	RD-RS	FD-40
1	6401	4	16.7	Piney Hollow Rd	Forte, Leonard J	RD-RS	FD-40
1	6401	29	66.3	Piney Hollow Rd	Forte, Leonard J	RD-RS	FD-40
1	6401	30	57.5	Faraway Br	Forte, Leonard J	RD-RS	FD-40
1	6401	31	13.1	Faraway Br	NJDEP	RD-RS	FD-40
1	6601	1	4.87	Faraway Branch	Township Of Monroe	RD-RS	FD-40
1	6601	2	16.2	Faraway Br	Township Of Monroe	RD-RS	FD-40
1	6601	3	10	Faraway Branch	Township Of Monroe	RD-RS	FD-40
1	6601	4	6.49	Faraway Br	NJDEP	RD-RS	FD-40
1	6601	5	7.95	Faraway Br	NJDEP	RD-RS	FD-40
1	6601	6	5.29	Jackson Rd	Carlton, Eugene S/M	RD-RS	FD-40
1	6601	7	50.4	Jackson Rd	NJDEP	RD-RS	FD-40
1	6601	8	94.3	Jackson Rd	NJDEP	RD-RS	FD-40
1	6602	1	4.84	4756 Jackson Rd	Halvis, Joanne	RD-RS	FD-40
1	6602	2	56.1	Jackson Rd	Township Of Monroe	RD-RS	FD-40
1	6701	1	1.05	780 Piney Hollow Rd W	Bogan, Henry li & Kathleen E	RD-RS	FD-40
1	6701	2	0.89	4220 Jackson Rd	Terwilliger, Wm & Dawn	RD-RS	FD-40
1	6701	3	0.95	Jackson Rd	Carbonetta, John A & Diane H	RD-RS	FD-40
1	6701	4	0.96	4254 Jackson Rd	Wise, James J	RD-RS	FD-40
1	6701	5	1.3	Jackson Rd	Slaughter, Florence	RD-RS	FD-40
1	6701	6	50.5	Piney Hollow Rd	NJDEP	RD-RS	FD-40
1	6701	7	10.2	662 Piney Hollow Rd W	Dare, William & Janice	RD-RS	FD-40
1	6701	7.01	8.36	640 Piney Hollow Rd W	Papson,Jr Joseph A & Donna L	RD-RS	FD-40
1	6701	7.02	7.11	622 West Piney Hollow Rd	Vitullo, Stephen & Coleen	RD-RS	FD-40
1	6701	8	3.44	608 Piney Hollow Rd W	Duffy, Terrance & Sandra	RD-RS	FD-40
1	6701	9	2.05	588 Piney Hollow Rd W	Smith, Scott A & Vallair A	RD-RS	FD-40
1	6701	10	0.94	578 Piney Hollow Rd W	Solomaon, Leonard Iii	RD-RS	FD-40
1	6701	11	104	Piney Hollow Rd	Forte, Leonard P Et Al	RD-RS	FD-40
1	6801	2	215	Dutch Mill Rd	Gloucester County Game And Fish	RD-RS	FD-40
1	6801	3	4.67	Jackson Rd	Monroe Municipal Utilities Auth	RD-RS	FD-40
1	6801	4	68.7	Jackson Rd	NJDEP	RD-RS	FD-40
1	6801	5	11.8	Jackson Rd	Gloucester County Game And Fish	RD-RS	FD-40
1	6801	6	2.55	Jackson Rd	Jackson, Joyce & David	RD-RS	FD-40
1	6901	1	1.46	Piney Hlw&Jacksn	Cotton, Charles & Karen A	RD-RS	FD-40
1	6901	2	0.87	4241 Jackson Rd	Chew, Thomas C & Donna L	RD-RS	FD-40
1	6901	3	1.71	Jackson Rd	Cotton, Charles & Karen A	RD-RS	FD-40
1	6901	4	2.66	870 Piney Hollow Rd	Hollingsworth, Julie M & Ada Mae	RD-RS	FD-40
1	6901	5	4.6	892 W Piney Hollow Rd	Hollingsworth, Jackie & Ada Mae	RD-RS	FD-40
1	6901	6	0.93	908 Piney Hollow Rd W	Wade, John J & Edith	RD-RS	FD-40
1	6901	7	2.25	924 Piney Hollow Rd W	Wade, John J Jr & Edith	RD-RS	FD-40
1	6901	8	2.28	Piney Hollow Rd	Biagi, Dominick @ James Biagi	RD-RS	FD-40
1	6901	9	16.4	Piney Hollow Rd	Biagi, James & Natalie	RD-RS	FD-40
1	6901	11	57.4	Piney Hollow Rd	Biagi, James & Natalie	RD-RS	FD-40
1	6901	12	15	Jackson Road	Gloucester County Game And Fish	RD-RS	FD-40

Table No. 1

Monroe Township Master Plan Reexamination January 2010  
Zoning Changes



Area K							
ID#	Block	Lot	Acres	Address	Owner	Current Zone	Proposed Zone
1	6901	13	2.72	Jackson Rd	Kinsley, William R & Elaine	RD-RS	FD-40
1	6901	14	1.88	Jackson Rd	NJDEP	RD-RS	FD-40
1	6901	15	2.29	Jackson Rd	Carbonetta, John & Diane	RD-RS	FD-40
1	6901	16	2.22	4643 Jackson Rd	Stahl, John L Iii & Joan S	RD-RS	FD-40
1	6901	17	2.5	4619 Jackson Rd	Archway Programs	RD-RS	FD-40
1	6901	18	2.62	4605 Jackson Rd	Caffee, Edward D & Francine F	RD-RS	FD-40
1	6901	19	2.72	Jackson Rd	Mcguire, Lynne	RD-RS	FD-40
1	6901	20	2.87	4567 Jackson Rd	Coyle, David B & Kathleen	RD-RS	FD-40
1	6901	21	2.99	4421 Jackson Rd	Gloucester County Game & Fish Assn	RD-RS	FD-40
1	6901	22	75	Jackson Rd	Gloucester County Game & Fish Ass	RD-RS	FD-40
1	6901	24	12.8	912 Piney Hollow Rd	Cotton, Charles E & Karen A	RD-RS	FD-40
1	7001	1	0.67	3951 Jackson Rd	Hamilton, Karen	RD-RS	FD-40
1	7001	2	6.68	3971 Jackson Rd	Sahara Sand Inc	RD-RS	FD-40
1	7001	3	0.93	3997 Jackson Rd	Sahara Sand Inc	RD-RS	FD-40
1	7001	4	2.79	Jackson Rd	Hamilton, Charles & Marlene	RD-RS	FD-40
1	7001	5	12.3	Jackson Rd	Sahara Sand, Inc.	RD-RS	FD-40
1	7001	6	6.24	4087 Jackson Rd	Burkhart, Keith & Marla Co/Hogbin K	RD-RS	FD-40
1	7001	7	128	<i>Additional parcel to Lot 5</i>	Sahara Sand, Inc.	RD-RS	FD-40
1	7001	8	2.91	893 Piney Hollow Rd W	Koehler, George	RD-RS	FD-40
1	7001	9	1.6	909 Piney Hollow Rd W	Drinkwater, Ronald J & Margaret	RD-RS	FD-40
1	7001	10	11	933 Piney Hollow Rd W	Napoliello, Michael & Claire	RD-RS	FD-40
1	7001	11	4.97	Piney Hollow Rd	NJDEP	RD-RS	FD-40
1	7001	12	3.27	Piney Hollow Rd	Biagi, James & Natalie	RD-RS	FD-40
1	7001	15	11.5	Piney Hollow Rd	NJDEP	RD-RS	FD-40
1	7001	16	5.69	Piney Hollow Rd	NJDEP	RD-RS	FD-40
1	7001	17	13.5	Piney Hollow Rd	NJDEP	RD-RS	FD-40
1	7001	21	57.5	Jackson Road	Scavelli, Mary	RD-RS	FD-40
1	7101	1	18.8	Jackson Rd	Mctague, James & Hattie	RD-RS	FD-40
1	7101	2	16.4	Piney Hollow Rd	Public Service Elec & Gas Tax Dept	RD-RS	FD-40
1	7101	3	65.3	Jackson Rd	Sahara Sand Inc	RD-RS	FD-40
1	7101	4	11	Jackson Rd	NJDEP	RD-RS	FD-40
1	7101	5	103	Jackson Rd	NJDEP	RD-RS	FD-40
1	7101	6	35.4	Jackson Rd	NJDEP	RD-RS	FD-40
1	7101	7	1.45	Jackson Rd	Louie, Mon & Nancy	RD-RS	FD-40
1	7201	1	82.6	Jackson Rd	NJDEP	RD-RR	FD-40
1	7201	2	4.45	Jackson Rd	Public Service Elec & Gas Tax Dept	RD-RR	FD-40
1	7201	3	13.8	Jackson Rd	Township Of Monroe	RD-RR	FD-40
1	7201	5	2.04	3908 Jackson Rd	Giangrasso, Christopher R	RD-RR	FD-40
1	7201	6	9.8	3926 Jackson Rd	Wilson, Robert & Linda	RD-RR	FD-40
1	7201	7	0.99	3952 Jackson Rd	Braxton, Eleanor	RD-RR	FD-40
1	7201	8	0.93	3970 Jackson Rd	Rattley, Callie W	RD-RR	FD-40
1	7201	9	1.08	3976 Jackson Rd	Rattley, Callie W	RD-RR	FD-40
1	7201	10	1.05	3980 Jackson Rd	Henderson, James M & Mary	RD-RR	FD-40
1	7201	11	3.28	3984 Jackson Rd	Henderson, James & Mary E	RD-RR	FD-40
1	7201	11.01	3.28	3994 Jackson Rd	Riddick, Gerald & Phyllis	RD-RR	FD-40
1	7201	12	18.5	4010 Jackson Rd	Gibson, Yusufu K	RD-RR	FD-40
1	7201	12.01	18.5	4020 Jackson Rd	Gibson, Kahoya & Alysha	RD-RR	FD-40

Table No. 1

Monroe Township Master Plan Reexamination January 2010  
Zoning Changes



Area K							
ID#	Block	Lot	Acres	Address	Owner	Current Zone	Proposed Zone
1	7201	13	3.17	Jackson Rd	Bowman, Henry C & Rebecca	RD-RR	FD-40
1	7201	14	3	4086 Jackson Rd	Bowman, Henry C Jr & Rebecca	RD-RR	FD-40
1	7201	15	2.91	Jackson Rd	Bowman, Henry Jr C & Rebecca	RD-RR	FD-40
1	7201	16	3.28	4104 Jackson Rd	Farroni, Raymond & Sandra R	RD-RR	FD-40
1	7201	18	1.94	707 W Piney Hollow Rd	Hogbin, Corine	RD-RR	FD-40
1	7201	20	2.84	699 Piney Hollow Rd W	Roesly, Emily & William	RD-RR	FD-40
1	7201	21	2.96	693 Piney Hollow Rd W	Beelinger, Harry E	RD-RR	FD-40
1	7201	22	2.97	679 Piney Hollow Rd W	Gerlock, Gerald T	RD-RR	FD-40
1	7201	23	13.9	609 Piney Hollow Rd W	Berard, Herbert	RD-RR	FD-40
1	7201	23.01	13.3	659 Piney Hollow Rd W	Riemann, William Iii & Kathleen D	RD-RR	FD-40
1	7201	24	11.1	Bk Piney Hollow	PSE&G Tax/Dept	RD-RR	FD-40
1	7301	1	36.7	Sharps Rd	Siderio, Joseph T	RD-RR	FD-40
1	7301	29	16.9	Piney Hollow Rd W	Moffa, Michael A & Etals	RD-RR	FD-40
1	7301	30	12.4	Piney Hollow Rd	PSE&G Tax/Dept	RD-RR	FD-40
1	7301	31	0.3	Sharp Rd	PSE&G Tax/Dept	RD-RR	FD-40
1	7601	13	43.2	3474 Jackson Rd	Kraft, Otto L & Grace A	RD-RR	FD-40
1	7601	13.01	43.2	Jackson Rd	State Of Nj	RD-RR	FD-40
1	7601	14	18.1	Birch St	Howell, Harry L Iii & Susanne A	RD-RR	FD-40
1	7601	21	4.76	Fourth St	Senate Abstract Llc	RD-RR	FD-40
1	7601	22	5.25	<i>Additional parcel to Lot 21</i>	Senate Abstract Llc	RD-RR	FD-40
1	7601	23	4.68	<i>Additional parcel to Lot 21</i>	Senate Abstract Llc	RD-RR	FD-40
1	7601	24	19.9	<i>Additional parcel to Lot 21</i>	Senate Abstract Llc	RD-RR	FD-40
1	7701	1	104	Jackson Rd	NJDEP	RD-RS	FD-40
1	7701	2	52.6	Jackson Rd	NJDEP	RD-RS	FD-40
1	7701	3	3.81	Brown Rd	Trowery, Elizabeth	RD-RS	FD-40
1	7701	4	43.7	Jackson Rd	Parker, Edwin Murray	RD-RS	FD-40
1	7701	5	172	Jackson Rd	NJDEP	RD-RS	FD-40
1	7801	2	107	Coles Mill Rd	Gallagher, Joseph C & Carole	RD-RS	FD-40
1	7801	25	90.5	Jackson Rd	Gallagher, Joseph & Carole	RD-RS	FD-40
Total Acreage=			2,659.44				

Table No. 2

Monroe Township Master Plan Reexamination January 2010  
Zoning Changes



Crossover Area							
ID#	Block	Lot	Acres	Address	Owner	Current Zone	Proposed Zone
2	6101	4	19.10	S Blk Horse Pk	Stalba, Thomas J,Jr & Karen	RD-C	FD-10
2	6101	5	1.07	4566 Black Horse Pk S	Stalba, Thomas J,Jr & Karen (LOT) Hogbin, Frank & Linda (BLDG)	RD-C	FD-10
2	6101	7	2.20	4536 Black Horse Pk S	Kearns, John E & Deborah (LOT) Hogbin, Frank O & Kathryn (UNITS)	RD-C	FD-10
2	6101	9	2.07	<i>Additional parcel to Lot 7</i>	Kearns, John E & Deborah	RD-C	FD-10
2	6101	10	4.09	<i>Additional parcel to Lot 7</i>	Kearns, John E & Deborah	RD-C	FD-10
2	6401	5	18.80	Hospitality Br	Kearns, Deborah E	RD-C & RD-RS	FD-10
2	6401	6	7.92	Blk Horse Pk	Kearns, Deborah	RD-C	FD-10
2	6401	7	5.60	Blk Horse Pk	Kearns, Deborah	RD-C	FD-10
2	6401	17	0.63	S Black Horse Pk	Hogbin, John A	RD-C	FD-10
2	6401	18	0.73	Blk Horse Pk S	Hogbin, John A	RD-C	FD-10
2	6401	19	0.83	Black Horse Pk	Hogbin, John A	RD-C	FD-10
2	6401	20	3.10	Black Horse Pk South	Hogbin, John A	RD-C	FD-10
2	6401	21	9.17	4415 Black Horse Pk S	Hogbin, John A	RD-C	FD-10
2	6401	22	4.09	Black Horse Pk	Hogbin, John A	RD-C	FD-10
2	6401	23	0.79	4483 Black Horse Pk S	Hogbin, John A	RD-C	FD-10
2	6401	24	0.81	4493 Black Horse Pk S	Hogbin, John A	RD-C	FD-10
2	6401	25	10.37	Black Horse Pk	Hogbin, John A	RD-C	FD-10
2	6401	25.01	22.01	Black Horse Pk	Kearns John & Deborah E	RD-C	FD-10
2	6401	25.02	4.92	Black Horse Pk	Hogbin, John A	RD-C	FD-10
2	6401	26	6.73	S Blk Horse Pk	Hogbin, John A	RD-C	FD-10
2	6401	27	0.33	S Blk Horse Pk	Hogbin, John A	RD-C	FD-10
Total Acreage= 125.36							

Table No. 3

Monroe Township Master Plan Reexamination January 2010  
Zoning Changes



Cedar Creek Area							
ID#	Block	Lot	Acres	Address	Owner	Current Zone	Proposed Zone
3	8401	8	18.74	Black Horse Pk	Hilton Homes LLC/Cedar Creek LLC	RG-C & RD-RR	RG-MU
3	8401	p/o 9	20.55	Black Horse Pk	Cedar Creek LLC	RG-C & RD-RR	RG-MU
3	8401	10	91.41	Black Horse Pk	Cedar Creek LLC	RG-C	RG-MU
3	8401	11	1.37	3235 Black Horse Pk S	Hugues, Joseph W & Doris M	RG-C	RG-MU
3	8401	12	1.30	3251 Black Horse Pk S	Hilton Homes LLC	RG-C	RG-MU
3	8401	13	1.30	3265 Black Horse Pk S	Woods, Donald E & Diane	RG-C	RG-MU
3	8401	14	0.85	S Blk Horse Pk	Woods, Donald + Diane	RG-C	RG-MU
3	8401	15	0.71	Black Horse Pk	Karnauk, Alexander	RG-C	RG-MU
Total Acreage= 136.23							



# APPENDIX 1

## Recommended Land Management Code Changes

This ordinance will repeal and replace O:22-2007 which created the RG-SC zone standards.

## RG-MU, Regional Growth Mixed Use District.

### A. Intent

The intent of the Regional Growth Mixed-Use (RG-MU) District is to promote residential and community commercial development on appropriately located tracts of land in the Pinelands Area of the Township, designed in part to meet the special housing needs of older persons, with special emphasis on their particular physical needs, and in part to meet 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.

### B. Use

#### 1. Principal Permitted Uses

- a. Planned development, consisting of residential, institutional and community commercial uses. The following specific uses shall be permitted as part of a planned development:

- (1) Residential units in the form of single-family detached dwellings, single-family semidetached dwellings, single-family attached dwellings, multi-family dwellings, or apartment flats. Independent living facilities and assisted living facilities shall also be considered permitted residential uses, whether or not they are part of a continuing care facility.
- (2) Institutional uses in the form of congregate care facilities, long-term care facilities and nursing homes.
- (3) Community Commercial uses in the form of 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, independent medical and specialty care offices and treatment facilities, commercial parking lots and the like.

- b. Agricultural, subject to the requirements of Section 175-90.

- c. 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.
- e. Decks and patios, 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. Decks and patios are not permitted between the building setback lines and the property lines. Decks and patios shall be constructed within the building envelope.

- 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 sight triangles, and are designed to complement the architectural style and the overall project design.
- h. Home occupations, subject to Section 175-111.

#### C. Bedroom Mix

- 1. No residential unit shall contain greater than 4 bedrooms.
- 2. A maximum of 50% of the single-family detached units proposed shall have four (4) bedrooms.
- 3. No single-family attached (townhouse), single-family semi-detached or multi-family/apartment units shall have more than three (3) bedrooms and a minimum of 50% shall have two (2) bedrooms.

#### D. Area and bulk requirements

- 1. Tract area: the minimum required tract area for a planned development is 100 acres.
- 2. Community Commercial: a minimum of 15 acres and a maximum of 30 acres of community commercial development is required.
- 3. Residential Density: A maximum of 6 units/acre shall be permitted, developed in accordance with the below unit type distribution. For purposes of calculating residential density, all single-family detached dwellings, single-family semi-detached dwellings, single family attached dwellings, multi-family dwellings, apartment flats, independent living beds and assisted living beds shall be included. Residential density shall be calculated for the area devoted to residential use, exclusive of the area devoted to community commercial use. A minimum of 400 residential units is required as part of any planned development in the RG-MU District.
- 4. Unit Type Distribution:

Unit Type	Minimum Percentage of Units Proposed	Maximum Percentage of Units Proposed
Institutional	25%	NA
Single-Family Detached	NA	50%
Single-Family Attached (Townhomes)	20%	50%
Single-Family Semi-Detached	NA	30%
Multi-Family/Apartment Flats	NA	25%

#### 5. Bulk requirements

##### a. Single-family detached dwellings:

- (1) Minimum lot area: 5,500 square feet.
- (2) Minimum lot frontage or width: 55 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum front yard setback: 20 feet.
- (5) Minimum secondary front yard setback (corner lots): 15 feet.

- (6) Minimum side yard setback: five feet for one side, 15 feet total. There shall be a minimum of 15 feet between dwellings.
- (7) Minimum rear yard setback: 20 feet.
- (8) Maximum lot coverage: 50%.
- (9) Maximum building height: two and one half stories or 35 feet.

b. Single-family attached dwellings:

- (1) Minimum lot area: 1,800 square feet.
- (2) Minimum lot frontage or width: 18 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum front yard setback: 20 feet
- (5) Minimum secondary front yard setback (corner lots): 15 feet
- (6) Minimum side yard setback (end units): 25 feet; may be reduced to 15 feet with enhanced architectural treatment of end wall, including special fenestration or side entry units and upgraded facade materials. All facades of townhouses shall be articulated with fenestration. There shall be no blank walls.
- (7) Minimum rear yard setback: 20 feet.
- (8) Minimum distance from building front or rear wall to building front or rear wall: 70 feet.
- (9) Minimum distance from building rear wall to building rear wall: 40 feet.
- (10) Minimum distance from any building wall to public right-of-way, street or paved parking area: 12 feet.
- (11) Minimum distance from any building wall to perimeter lot line: 50 feet.
- (12) Maximum lot coverage: 75%.
- (13) Maximum building height: 35 feet.
- (14) There shall be no more than eight units in any one building.

c. Single-family semi-detached dwellings:

- (1) Minimum lot area: 10,000 square feet per building, 5,000 square feet per unit.
- (2) Minimum lot frontage or width: 100 feet per building, 50 feet per unit.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum front yard setback: 20 feet.
- (5) Minimum secondary front yard setback (corner lots): 15 feet.
- (6) Minimum side yard setback: 10 feet for one side, 20 feet total.
- (7) Minimum rear yard setback: 20 feet.
- (8) Maximum lot coverage: 55%.
- (9) Maximum building height: two and one half stories or 35 feet.

d. Multi-family Units/Apartment Flats:

- (1) Minimum lot frontage or width: 200 feet.
- (2) Minimum lot depth: 200 feet.
- (3) Minimum front yard setback: 50 feet.
- (4) Minimum setback to principal or collector roads: 500 feet.
- (5) Minimum side yard setback: 50 feet.
- (6) Minimum rear yard setback: 50 feet.
- (7) Minimum distance from building end wall to building end wall: 40 feet.
- (8) Minimum distance from building front or rear wall to building front or rear wall: 70 feet.
- (9) Minimum distance from building rear wall to building rear wall: 50 feet.
- (10) Minimum distance from any building wall to any paved parking area: 20 feet.
- (11) Maximum lot coverage: 50%.
- (12) Maximum building height: three and one half stories or 45 feet

e. Community Commercial:

- (1) Minimum tract area: 15 acres.

- (2) Minimum tract frontage or width: 200 feet.
- (3) Minimum front yard setback: 30 feet.
- (4) Minimum side yard setback: 10 feet.
- (5) Minimum rear yard setback: 50 feet.
- (6) Maximum tract coverage: 75 percent.
- (7) Minimum buffers: side yard, 5 feet with landscaping; front yard, 10 feet with landscaping; and rear yard, 25 feet with landscaping.
- (8) Minimum buffers adjacent to residential zones: 50 feet.
- (9) Maximum building height: three stories or 40 feet.

f. Institutional:

- (1) Minimum tract area: 5 acres.
- (2) Minimum tract frontage or width: 150 feet.
- (3) Minimum front yard setback: 30 feet.
- (4) Minimum side yard setback: 30 feet.
- (5) Minimum rear yard setback: 50 feet.
- (6) Maximum tract coverage: 60 percent.
- (7) Minimum buffers: side yard, 5 feet with landscaping; front yard, 10 feet with landscaping; and rear yard, 25 feet with landscaping.
- (8) Maximum building height: three stories or 40 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, deciduous trees, flowering 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.

F. Open Space and Recreation

1. A minimum of 25 percent of the area devoted to residential development shall be set aside as common open space, and shall conform to the requirements of Section 175-125 and as further detailed below.
2. 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 development. Such facilities may include, but are not limited to, a clubhouse, swimming pool, tennis courts, shuffleboard courts, bicycling trails, hiking trails, sports and play areas, putting greens and/or picnic areas. One contiguous 4 acre area shall be dedicated to open space in a central location. The common open space must be connected to the different sections of the development by a green belt/bikeway/pedestrian pathway.
3. All open space shall be transferred to and maintained by a homeowner's and/or condominium association.

G. Affordable Housing Requirements

1. Low and Moderate Unit Set Aside:
  - a. Residential development shall provide a 20% set aside based on the total number of all units to be developed.
  - b. Commercial development shall provide for payment of a development fee of 2.5% of the equalized assessed value of the non-residential construction into a Housing Trust Fund established

by Monroe Township Council, in accordance with the Statewide Non-residential Development Fee Act, Sections 32 through 37 of P.L. 2008, c.46.

## 2. General

All developments with affordable on-site housing units shall adhere to the requirements set forth by the New Jersey Council on Affordable Housing (COAH) in their Substantive Rules N.J.A.C. 5:96 1.1 et seq. and the Uniform Housing Affordability Controls (UHAC) N.J.A.C. 5:80 – 26.1 et seq. or other affordable housing requirement at the time of approval. 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 housing units 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. Alternatively, if approved, the affordable housing obligation may be satisfied solely within the assisted living, or higher level of care, units.

## 4. Affordability

At least 50% of the units in a development shall be affordable to low income households as defined by COAH and in the UHAC regulations. At least 13% of the units in a development shall be affordable to very low income households as defined by COAH and in the UHAC regulations. The affordability range shall apply to all required bedroom distributions. At least 50% of each bedroom distribution shall be affordable to low-income households as defined by COAH. At least 13% of each bedroom distribution shall be affordable to very-low income households as defined by COAH. and the remainder shall be affordable to moderate-income households as defined by COAH.

## 5. Occupancy and Affordability

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

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

## 6. Duration of Affordability Controls

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

## 7. Affirmative Marketing

All developments are required to be affirmatively marketed throughout the housing region assigned by COAH. These affirmative marketing procedures are outlined in the Affirmative Marketing Plan

adopted by the Township and approved by COAH. Four (4) months in advance of the first units being available for sale or rent the developer must contact the Administrative Agent appointed by the Township to implement this plan.

#### 8. Administrative Agent

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

#### H. Pinelands Development Credit Requirements

1. Pinelands Development Credits (PDCs) shall be used for 25% of all units in the RG-MU District, 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) shall be purchased and redeemed for every four non-income restricted residential units constructed. For purposes of calculating PDC obligations, a "unit" is considered to be a single-family detached dwelling, a single-family semi-detached dwelling, a single-family attached dwelling, a multi-family dwelling, an apartment fl at, an independent living bed or an assisted living bed. For purposes of calculating PDC obligations congregate care beds, long-term care beds, and nursing home beds or similar continuing care (institutional setting) beds are not considered "units."
2. A minimum of 400 units is required as part of any planned development in the RG-MU District. Should a planned development fail to achieve this minimum requirement, one-quarter of a Pinelands Development Credit (i.e., one right) shall be purchased and redeemed for every residential unit less than 400 units.

#### I. General Development Plan

1. It shall be mandatory that a General Development Plan (GDP) application be filed and approved prior to the application for any phase of development.
2. The GDP shall contain all information provided in §175-66.1 and shall set forth the permitted number of dwelling units, the residential density, the unit type distribution, the amount of nonresidential floor space and the nonresidential floor area ratio for the planned development, in its entirety, according to a schedule which sets forth the timing of the various sections of the development. The GDP shall also set forth the method for addressing the requirements for, but not limited to, affordable housing, Pinelands Development Credits, open space and recreation and impact fees. The planned development shall be developed in accordance with the general development plan approved by the Planning Board notwithstanding any provisions of N.J.S.A. 40:55D-1 et seq. or any ordinance or regulation adopted pursuant thereto after the effective date of the approval, including the phasing of development.

#### J. Additional Standards

##### 1. General

- a. Minimum lot area and setback requirements shall not include easements or any required buffers or open space.
- b. 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.
- c. 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.

- d. All principal structures shall connect to an approved and functioning centralized water and sanitary sewerage treatment system.
- e. No storage of boats, trailers or campers shall be permitted within the development, except on single family, privately owned lots.
- 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, 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. 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 RG-MU zoning district.
- i. Lighting and Landscaping shall be in accordance with §175-116, §175-143, and §175-132.

## 2. Residential

- a. A homeowner's and/or condominium association shall be created, subject to the approval of the Planning Board and in accordance with §175-113, to ensure maintenance of all common areas and facilities.
- b. Front to rear sidewalks/service ways on single-family detached, single-family semi-detached, and single-family attached units shall not be permitted.

## 3. Institutional

- a. The development shall contain at least one of the following: congregate care facility, long-term care facility or nursing home. An assisted living facility, independent living facility or continuing care retirement community may also be proposed to satisfy this requirement.
- b. 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.
- c. The minimum distance between the edge of a parking lot or driveway and any building shall be 15 feet.
- d. 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.
- e. 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.

## 4. Community Commercial

- a. The community commercial portion of the development shall be a minimum of 15 acres. A pedestrian and bicycle connection shall be made between the commercial and residential 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 guidelines 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.

## 5. Phasing of development

- a. Phasing shall be addressed within the GDP application. It is the intent of this code to require both residential and non-residential development such that the mixed-use objective is obtained commensurate with the build-out of the development.

## §175-130. RESOURCE EXTRACTION

Except as otherwise authorized in this chapter, the extraction or mining of mineral resources other than sand, gravel, clay and ilmenite is prohibited. ~~No further permits shall be issued pursuant to this section with the exception of the renewal of those licenses currently active or for those areas where Board approval for soil removal has been granted.~~ No conditional use approval of any resource extraction activity or use shall be granted unless the following has been filed with the Board:

1. The name and address of the applicant and his interest in the subject property; if the applicant is a partnership, the partnership name and business, together with the names of all partners and their residential addresses; if the applicant is a corporation, the name of the corporation, the place of business of said corporation, the date and state of incorporation, the names and addresses of all directors of such corporation, the names and addresses of all stockholders holding 10% or more of the stock of the corporation and the names and addresses of the legal representatives of the corporation, if any.
2. The name and address of the owner or owners of the premises involved, if different from the applicant, and the owner's signed consent to the filing of the application; if the owner or owners are a partnership, then the partnership name and business address and the names of the partners, together with their residential addresses; if the owner is a corporation, the name of the corporation, its place of business, the date and state of incorporation, the names and addresses of all officers and the positions held in the corporation, the names and addresses of all directors, the names and addresses of all stockholders holding 10% or more of the stock of the corporation and the names and addresses of the legal representatives of the corporation, if any.
3. A location map or diagram of the premises showing the location of the lot(s) and abutting lands and roads within 1,000 feet of the active area.
4. The legal description, including block and lot designation and street address, if any, of the subject property.
5. A description of all existing uses of the subject property.
6. A brief written statement generally describing the proposed development.
7. A United States Geological Survey quadrangle map, or copy thereof, and a copy of the municipal tax map sheet on which the boundaries of the subject property and the Pinelands management area designation and zoning designation are shown.
8. A topographic map, at a scale of one inch equals 200 feet, showing the proposed dimensions, location and operations on the subject property in its present condition by spot elevations and an overlay showing the proposed topographical contour grades which will result from the intended soil removal. The topographic map shall include an area 200 feet from the boundaries of the proposed areas to be disturbed or to the boundary of any buffer area if it is within 200 feet of the actual work area.
9. The location, size and intended use of all buildings.
10. The location of all points of ingress and egress.
11. A location map, including the area extending at least 300 feet beyond each boundary of the subject property, showing all streams, wetlands and significant vegetation, forest associations and wildlife habitats.
12. The location of all existing and proposed streets and rights-of-way, including railroad rights-of-way.
13. A soils map.

14. The names and addresses of all adjoining landowners within 1,000 feet of the perimeter or location of the lot or premises for which application is being made.
15. A reclamation plan which includes:
  - a. Method of stockpiling topsoil and overburden.
  - b. Proposed grading and final elevations.
  - c. Topsoil material application and preparation.
  - d. Type, quantity and age of vegetation to be used.
  - e. Fertilizer application, including method and rates.
  - f. Planting method and schedules.
  - g. Maintenance requirements schedule.
16. The limit or outbounds of the area or areas on the subject property within which the resource extraction operation is to be conducted.
17. The proposed slopes and lateral supports of the limits of the area upon completion of the excavating operations. This requirement may be limited to the active work area.
18. The proposed provisions and facilities for water drainage.
19. A signed acknowledgment from both the owner and the applicant that they are responsible for any resource extraction activities which are contrary to any provision of this chapter or of the approved resource extraction plan done by any agent, employee, contractor, subcontractor or any other person authorized to be on the parcel by either the owner or the applicant.
20. A financial surety guaranteeing performance of the requirements of § 175-130, in the form of a letter of credit, certified check, surety bond or other recognized form of financial surety acceptable to the Pinelands Commission. The financial surety shall be equal to the cost of restoration of the area to be excavated during the duration of any approval which is granted. The financial surety, which shall name the Commission and the Township as the obligee, shall be posted by the property owner or his agent with the Township. [Amended 3-24-1998 by Ord. No. O-5-98]
21. A certificate of filing from the Pinelands Commission issued pursuant to N.J.A.C. 7:50-4.34 or, until January 14, 1991, evidence of prior approval from the Pinelands Development Review Board or the Pinelands Commission pursuant to the interim rules and regulations.
22. When prior approval for the development has been granted by the Township, evidence of Pinelands Commission review pursuant to §175-63.

# LAND MANAGEMENT

175:A1 11 - 15 - 2007

## Township of Monroe PERMITTED USES FOREST AREA ZONING DISTRICTS [Amended 10-3-1988 by Ord. No. 0-21-88; 2-15-1993 by Ord. No. 0-5-93; 4-28-1997 by Ord. No. 0-27-97]

### SYMBOLS:

Principal permitted use = P  
Accessory permitted use = A  
Conditional permitted use = C  
Not permitted = N

Type of Use	FD-10	FD-40
Single-family detached dwelling <sup>1</sup>	P	P
Forestry <sup>2</sup>	P	P <sup>3</sup>
Agriculture <sup>4</sup>	P	N
Roadside retail sales and service establishments <sup>5</sup>	P	N
Agricultural commercial establishments <sup>6</sup>	P	N
Institutional uses <sup>7</sup>	P	N
Public service infrastructure <sup>8</sup>	P	N
Signs <sup>9</sup>	A	N
Uses accessory to those permitted in the district	A	A
Uses accessory to agricultural operations <sup>10</sup>	A	N
Low-intensity recreational uses <sup>11</sup>	C	C
Campgrounds <sup>12</sup>	C	C
Expansion of intensive recreational uses <sup>13</sup>	C	N
Resource extraction operations <sup>14</sup>	N	N
Continuation of existing resource extraction operations <sup>14 15</sup>	C	<del>N</del> C
Pinelands resource-related industrial and manufacturing uses <sup>15 16</sup>	C	N

### NOTES:

1 Except as may also be provided pursuant to §§ 175-158D(1) and 175-157B of this chapter.

2 Subject to the requirements for forestry of § 175-107 of this chapter.

3 As required to maintain any state wildlife management area.

4 Subject to the requirements of § 175-90 of this chapter.

5 Subject to the requirements of § 175-158D(2).

6 Subject to the requirements of § 175-158D(3).

7 Subject to the requirements of § 175-158D(4).

8 Subject to the requirements of § 175-158D(5).

9 Subject to the requirements of § 175-135 of this chapter.

10 Subject to the requirements of § 175-158F(1).

11 Subject to the requirements of § 175-158E(1).

12 Subject to the requirements of § 175-158E(2).

13 Subject to the requirements of § 175-158E(3).

14 Subject to the requirements of N.J.A.C. 7:50-5.2(a).

15 ~~14~~ Subject to the requirements of § 175-130 of this chapter.

16 ~~15~~ Subject to the requirements of § 175-158E(4).

# APPENDIX 2

## Zoning Maps

**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

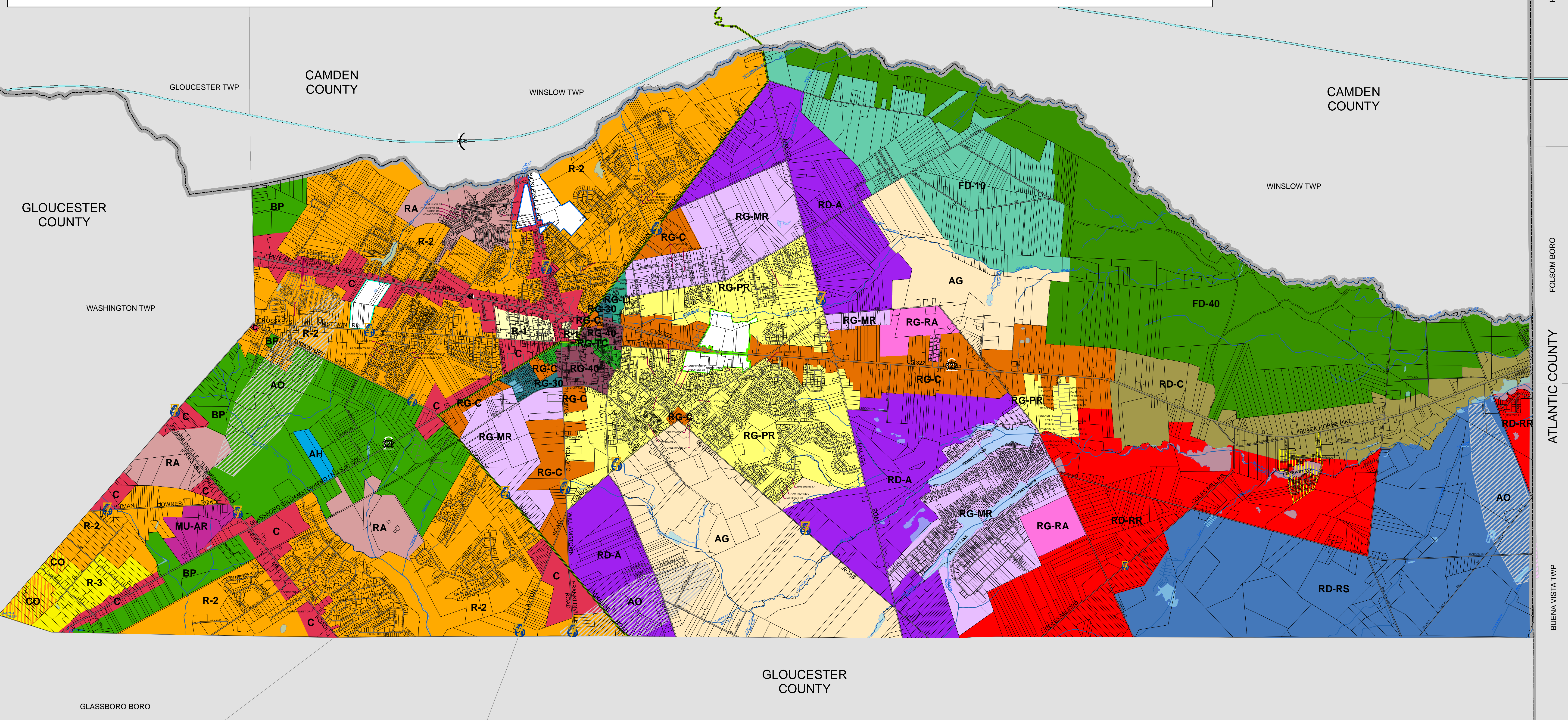
Adopted February 22, 2005 (O:02-2005)

Amended December 4, 2006 (O:49-2006)

Amended April 24, 2007 (O:27-2007)

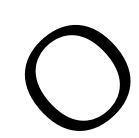
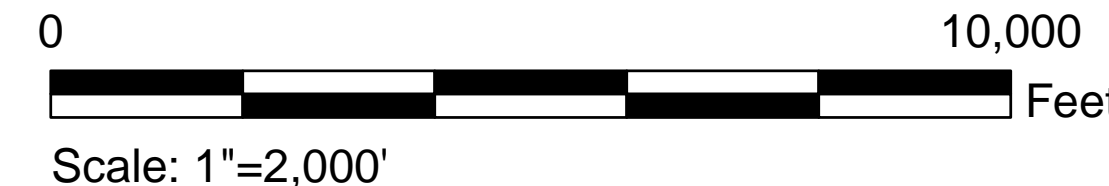
Amended May 13, 2008 (O:15-2008)

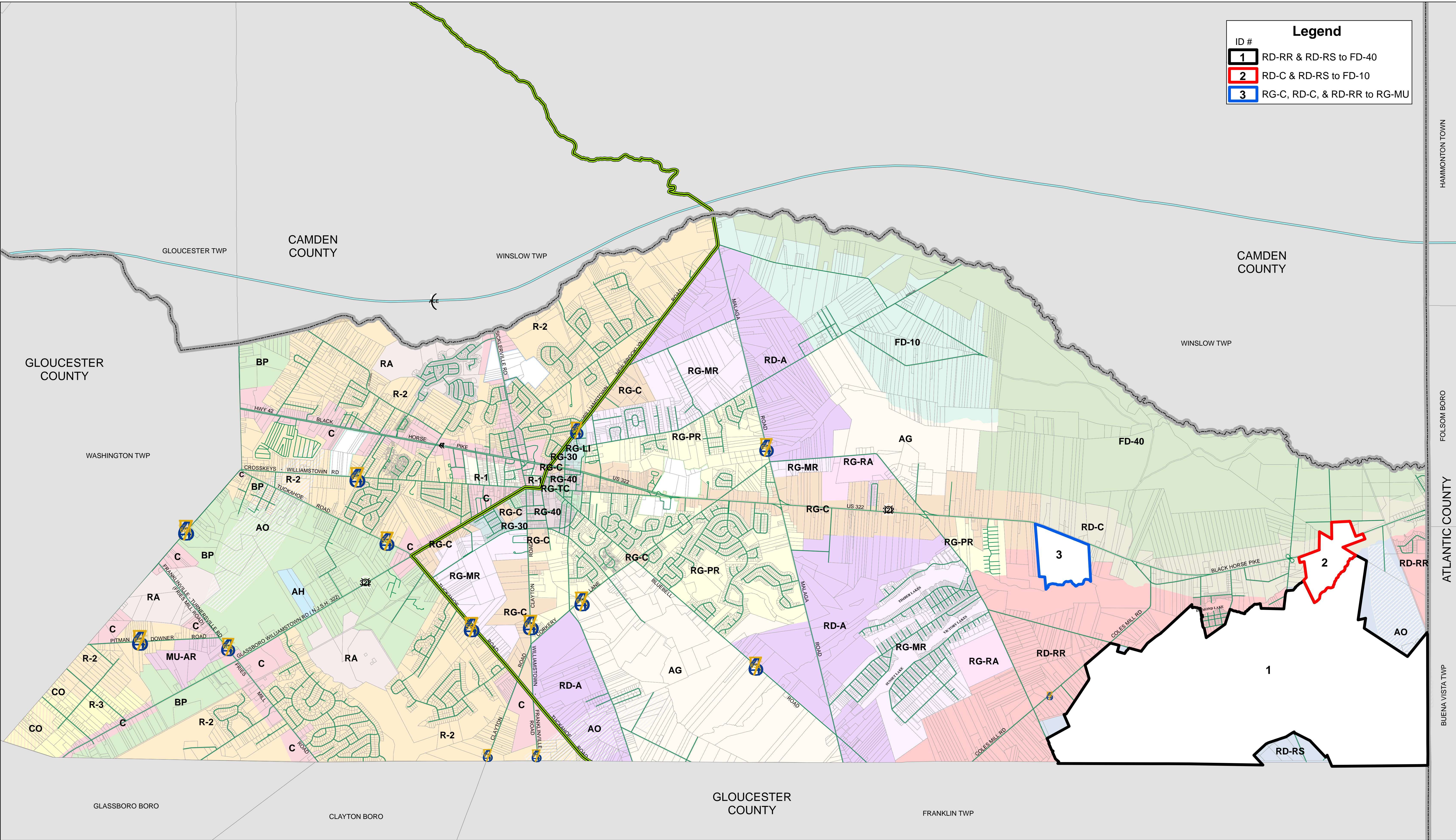
Amended October 27, 2009 (O:36-2009)



Monroe Zoning  
Date: October 2009  
Drawn By: AR (MSY 7/09)  
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  
File: M:\GIS PROJECTS\monroe\Zoning 2009\Zoning For Adoption v8

# MONROE TOWNSHIP ZONING GLOUCESTER COUNTY, NJ





Date: January 2010  
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.  
2008 Tax Map, Roads, Road Name Data, and Stream  
Name Data provided by: ARH Civil Solutions  
File: GIS\GIS PROJECTS\monroe\Master Plan ReExam 09\Zoning-Changes-2010

# PROPOSED ZONING CHANGES MONROE TOWNSHIP 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](http://www.kernaneng.com)