

**ORDINANCE O:10-2021**

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE  
TO AMEND CHAPTER 175 OF THE CODE OF THE TOWNSHIP OF MONROE,  
ENTITLED "LAND MANAGEMENT"**

**WHEREAS**, the Township Council of the Township of Monroe has recommended certain amendments to Chapter 175 of the Code of the Township of Monroe and has determined that it is in the best interest of the Township to amend this specific section and to promote public safety.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Monroe that the Code of the Township of Monroe is hereby amended to include the amendments herein.

§ 175-89 Accessory buildings.

- A. Any accessory building attached to a principal building is part of the principal building and shall adhere to the yard requirements prescribed as follows.
- B. Location. An accessory building or structure may be erected in side and rear areas only but never in front of the home when detached and shall be set back from lot lines as prescribed below except that if erected on a corner lot, the accessory building or structure shall be set back from the side street to comply with the setback line applying to the principal building for that side street.
- C. No business, service or industry shall be conducted within a private garage, except for lawfully permitted home occupations in accordance with § 175-111.
- D. ~~A storage shed shall be permitted as an accessory use in all zones, provided:~~ **Any accessory buildings or structures shall be permitted on a lot associated with a principal structure, building or use, except on qualified farmland. The total combined square footage of any accessory building(s) or structure(s) shall not exceed the square footage of the principal building.**

**All farmland structures shall adhere to the setback requirements of this chapter.**

~~(1) One shed is permitted and must be five feet from the side property line and five feet from the rear property, excluding corner lots. A shed is never permitted in front of the home.~~

~~(2) A shed is allowed with maximum floor area of 200 square feet and a maximum of 15 feet from the ground level to the peak~~

- E. Accessory buildings or structures shall not be located in any required buffer areas, easements or drainageways.
- F. ~~A maximum of two accessory buildings consisting of one shed and one garage is permitted except on qualified farmland. All farmland structures shall adhere to the setback requirements of this chapter.~~ **A storage shed shall be permitted as an accessory use in all zones, provided:**

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- (1) ~~One garage is permitted with a maximum size floor area ratio of 900 square feet and a maximum height of 18 feet from the ground level to the peak.~~ **Any shed up to 300 sq. ft. must be five feet from the side property line and five feet from the rear property, excluding corner lots. A shed is never permitted in front of the home.**
- (2) **Any accessory storage building greater than 300 sq. ft. shall be permitted to have a maximum height of 22 ft. from ground level to the peak and is subject to compliance with setbacks of the zone for accessory structures.**

G. Design criteria:

- (1) Roof shape. The roof shape of a garage or shed shall be visually compatible with buildings and/or structures to which it is visually related.
- (2) Relationship of materials, texture and color. The relationship of materials, textures and color of the façade and roof of a garage or shed should be visually compatible with the materials and structures to which it is visually related.
- (3) Accessory structures are not permitted in the front yard or in the front of the home.
- (4) All living units are prohibited over or attached to garages except those garages attached to residential dwellings **unless as an approved accessory dwelling unit permitted by 175-157J(3)(a).**

H. No construction permit shall be issued for the construction of an accessory building or structure prior to the issuance of a zoning and construction permit for the construction of the principal building or structure upon the same premises.

I. Exception to above: Within a non-subdivision parcel with a minimum of three acres, an accessory building, i.e., pole barn, may be erected not to exceed 2,500 square feet and no more than 24 feet high from the finished first floor so long as said pole barn is not larger in square feet than the principal use/structure. Said pole barn must meet all setback requirements of the respective zone.

**SECTION II.** All prior Ordinances or parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION III.** If any word, phrase, clause, section or provision in this Ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal, or unconstitutional, such word phrase, clause, section or provision shall be severable from the balance of the Ordinance and the remainder of the Ordinance shall remain in full force and effect.

**SECTION IV.** This Ordinance shall take effect twenty (20) days after final passage and publication as required by law.

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**TOWNSHIP OF MONROE**

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**CNCL. PRES., PATRICK O'REILLY**

**ATTEST:**

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**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison, RMC**

**CERTIFICATION OF CLERK**

The foregoing Ordinance was introduced at a meeting of the Township Council of the Township of Monroe held on the 10<sup>th</sup> day of May 2021, and will be considered for final passage and adoption at a meeting of the Township Council of the Township of Monroe to be held on 24<sup>th</sup> day of May 2021 at the Municipal Building, 125 Virginia Avenue, Williamstown, New Jersey 08094, at which time any person interested therein will be given an opportunity to be heard.

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**Twp. Clerk, Aileen Chiselko, RMC  
or Deputy Clerk, Jennifer Harbison, RMC**

**ROLL CALL VOTE**

**1<sup>st</sup> Reading**

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Cncl. Falcone</b>				
<b>Cncl. Fox</b>				
<b>Cncl. Garbowski</b>				
<b>Cncl. McKinney</b>				
<b>Cncl. Valcourt</b>				
<b>Cncl. Wolfe</b>				
<b>Cncl. Pres. O'Reilly</b>				
<b>Tally:</b>				

**2<sup>nd</sup> Reading**

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Cncl. Falcone</b>				
<b>Cncl. Fox</b>				
<b>Cncl. Garbowski</b>				
<b>Cncl. McKinney</b>				
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The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this \_\_\_\_ day of \_\_\_\_\_, 2021.

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**MAYOR RICHARD DiLUCIA**