

ORDINANCE O:14-2022

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 a certain amendment 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.

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 amendment herein.

SECTION I. This section, which is a part of Chapter 175, is hereby amended as follows:

§ 175-3 Compliance required; continuance of nonconforming structures and uses.

- A. ~~A zoning permit issued by the Township Zoning Officer shall be required prior to the commencement or change of a use or the change of occupancy or the erection, construction, reconstruction, alteration, conversion or installation of a structure or building and which acknowledges that such use, structure or building complies with the provisions of the Municipal Zoning Ordinance or variance therefrom duly authorized by a municipal agency.~~ **A zoning permit issued by the Township Zoning Officer shall be required immediately after any commercial change of ownership, and prior to any tenant change, change of business name or change of a use or the erection, construction, reconstruction, alteration, conversion or installation of a structure or building and which acknowledges that such use, structure or building complies with the provisions of the Municipal Zoning Ordinance or variance therefrom duly authorized by a municipal agency.**
- 1. A permit application for all exterior work that extends outside of the principal structure will require a land survey by a NJ Licensed Land Surveyor to be provided to accompany the application that is no older than 10 years.**
  - 2. The Land Survey must be in the owner’s name.**
    - a) Except that a survey from a new construction home will be transferrable to the first owner only.**
  - 3. Full original copy with title block and seal.**
  - 4. Include all improvements within the timeframe that the survey has been completed and ensure all permits have been obtained, and scaled to the best of the applicant’s ability.**
  - 5. Propose new work and state proposed setbacks from property line to proposed work**

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- 6. Except that if a property owner is required to have an as-built Land Survey for any other project within the last ten years as part of their permit approvals. (i.e., additions, inground pools, storage buildings, etc. per 175-117.1)**
  - 7. Any property that has had no alterations in the last ten years, and the owner is in possession of a full original copy of the survey, may request a survey verification inspection for \$50. The survey must be legible and include the title block and seal, and in the owner’s name to accompany the Zoning Permit Application and fee.**
  - 8. If the inspection reveals any changes to the property, a new survey will be required and the \$50 will be non-refundable.**
  - 9. Solar Rooftop Installations will not require a land survey for a Zoning permit application.**
- B. Duration of permit. A zoning permit issued by the Zoning Officer shall be valid for a period of one year from its date of issuance. A one-year extension may be obtained in accordance with § 74-36.
- C. A certificate of compliance issued by the Township Zoning Officer shall be required prior to the issuance of any certificate of occupancy. This certificate of compliance shall indicate that any construction, reconstruction, erection, alteration, conversion or installation of a structure, building or on-site or off-site improvements have been accomplished in accordance with the plans, specifications, terms and conditions of any municipal, county or state approval or that sufficient guaranties have been issued to the Township to ensure their completion. Said guaranties shall equal not less than 120% of the total cost of completion as agreed to by the Township Engineer. The Zoning Officer may direct any Township official or employee to aid in said determination of compliance and may require the deposit of escrow fees up to the extent indicated for a project category in Article VIII of this chapter for final approval review.

**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., GREGORY A. WOLFE**

**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 27<sup>th</sup> day of June 2022, 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 25<sup>th</sup> day of July 2022 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**

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**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. O'Reilly</b>				
<b>Cncl. Valcourt</b>				
<b>Cncl. Pres. Wolfe</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>				
<b>Cncl. O'Reilly</b>				
<b>Cncl. Valcourt</b>				
<b>Cncl. Pres. Wolfe</b>				
<b>Tally:</b>				

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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**MAYOR RICHARD DiLUCIA**