

ORDINANCE O:30-2024

**AN ORDINANCE OF THE TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY, AMENDING CHAPTER 175 OF THE TOWNSHIP 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 these specific sections and to promote the public good.

WHEREAS, the Planning Board of the Township of Monroe has adopted a Master Plan that comprehensively provides for the appropriate use, regulation, and development of lands in the Township in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Master Plan; however, a governing body may adopt a zoning ordinance or zoning map wholly or partly inconsistent with such land use plan element provided that the reasons for doing so are set for in a resolution and recorded in its minutes.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, as follows:

SECTION I. The Township Code is hereby amended and supplemented so as to amend Chapter 175, entitled “Land Management” Article III entitled “Definitions and Word Usage” § 175-11 definition for “Lot Coverage” shall be replaced with the following definition:

§ 175-11 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

LOT COVERAGE

The area of a lot covered by buildings, structures, paved surfaces and compacted stone. Paved surfaces include, but are not limited to, sidewalks, patios and decks, whether constructed of blacktop, compacted stone, flagstone brick, concrete, wood, or similar material, but excluding ~~the water surface of any swimming pool~~ **permeable pavement.**
The water surface of any swimming pool also counts towards lot coverage.

PERMEABLE PAVEMENT

A porous urban surface composed of open pore pavers, concrete or asphalt with an underlying stone reservoir.

SECTION II. The Township Code is hereby amended so as to amend Chapter 175, entitled “Land Management” Attachment 1.2 entitled “Schedule of Limitations: Forest Area Zoning Districts.” The maximum lot coverage within the FD-10 and FD-40 zones for “Single-family detached dwelling” shall be amended to reflect the bolded values within the attached amended schedule of limitations.

(SEE EXHBIT A - ATTACHMENT 1.2 AMENDED ZONING SCHEDULE)

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

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

TOWNSHIP OF MONROE

CNCL. PRES., CHELSEA VALCOURT

ATTEST:

**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 8th day of May, 2024, 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 22nd day of May, 2024 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.

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

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ROLL CALL VOTE

1st Reading

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Fox				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Pres. Valcourt				
Tally:				

2nd Reading

	AYES	NAYS	ABSTAIN	ABSENT
Cncl. Adams				
Cncl. Fox				
Cncl. Garbowski				
Cncl. Heverly				
Cncl. McKinney				
Cncl. O'Reilly				
Cncl. Pres. Valcourt				
Tally:				

The foregoing ordinance was hereby approved by the Mayor of the Township of Monroe on this _____ day of _____, 2024.

MAYOR GREGORY A. WOLFE

175 Attachment 1
Township of Monroe
PERMITTED USES
FOREST AREA ZONING DISTRICTS

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 ¹	P	P
Forestry ²	P	P ³
Agriculture ⁴	P	N
Roadside retail sales and service establishments ⁵	P	N
Agricultural commercial establishments ⁶	P	N
Institutional uses ⁷	P	N
Public service infrastructure ⁸	P	N
Signs ⁹	A	N
Uses accessory to those permitted in the district	A	A
Uses accessory to agricultural operations ¹⁰	A	N
Low-intensity recreational uses ¹¹	C	C
Campgrounds ¹²	C	C
Expansion of intensive recreational uses ¹³	C	N
Resource extraction operations ¹⁴	N	N
Continuation of existing resource extraction operations ¹⁵	C	C
Pinelands resource-related industrial and manufacturing uses ¹⁶	C	N
Cluster development ¹⁷	P	P
Nonclustered single-family dwellings ¹⁸	C	C

NOTES:

¹In accordance with § 175-157B, 175-157G(2), 175-157H or 175-157I of this chapter.

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

³As required to maintain any state wildlife management area.

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

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

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

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

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

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

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

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

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

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

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

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

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

¹⁷In accordance with § 175-94.1.

¹⁸In accordance with § 175-158E(6).

Township of Monroe
SCHEDULE OF LIMITATIONS:
FOREST AREA ZONING DISTRICTS

Minimum Requirements for Uses	FD-10	FD-40
Single-family detached dwelling		
Lot area (acres)	10	40
	3.2 ¹	3.2 ¹
	1 ²	1 ²
Front yard building setback (feet) ³	50	50
Lot width (feet)	150	150
Lot frontage (feet)	150	150
Side yard (feet) ⁴	20	20
Rear yard (feet)	50	50
Lot coverage (maximum) (percent)	3% 10%	3% 10%
Building height ¹⁰	--	--
Exceptions		
Flag-type lots	--	--
Accessory buildings		
Setbacks from all property lines (feet)	10	10
Roadside retail sales and service establishments		
Lot area (acres) ⁵	--	--
Lot coverage (maximum) (percent)	5%	--
Building coverage (maximum) (percent)	2%	--
Front yard/building setback (feet) ³	50	--
Rear yard (feet)	50	--
Lot width (feet)	50	--
Lot frontage (feet)	150	--
Side yard (feet) ⁶	20	--
Off-street parking	7	--
Buffers (feet) ⁸	25	--
Building height ¹⁰	--	--
Agricultural commercial establishments		
Lot area (acres) ^{5,7,9}	--	--
Building coverage (maximum) (square feet)	2,500	--

**Township of Monroe
SCHEDULE OF LIMITATIONS:
FOREST AREA ZONING DISTRICTS**

Minimum Requirements for Uses	FD-10	FD-40
Lot coverage (maximum) (percent)	5%	--
Front yard/building setback	50	--
Rear yard (feet)	50	--
Lot width (feet)	150	--
Lot frontage (feet)	150	--
Side yard (feet) ⁶	20	--
Off-street parking	7	--
Buffers (feet) ⁸	25	--
Building height ¹⁰	--	--
Institutional uses		
Lot area (acres) ⁵	--	--
Lot coverage (maximum) (percent)	30%	--
Lot frontage (feet)	150	--
Lot width (feet)	150	--
Front yard/building setback (feet) ³	75	--
Rear yard (feet)	50	--
Side yard (feet) ⁶	20	--
Parking	7	--
Buffers (feet) ⁸	25	--
Building height ¹⁰	--	--

NOTES:

¹ When in accordance with § 175-157D(1).

² When in accordance with § 175-157B, 175-157G(2), 175-157I or 175-94.1 of this chapter.

³ All setbacks shall be measured from the proposed right-of-way width for any public streets as shown on any adopted State, County or Township Master Plan and/or Official Map.

⁴ Except that corner lots shall have a yard of 30 feet adjacent to the nonfronting street.

⁵ In accordance with § 175-159F(1) of this chapter.

⁶ Thirty feet on corner lots for that side yard adjacent to the nonfronting street.

⁷ In accordance with the standards of § 175-123 of this chapter.

⁸ Subject to the additional standards of § 175-93 of this chapter.

⁹ If proposed as a principal use of a lot and not as an accessory use to an existing agricultural parcel.

¹⁰ Subject to the requirements of § 175-109, Height.