

ORDINANCE O:35-2024

**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 RESOLVED by the Township Council of the Township of Monroe that Chapter 175 is hereby amended to include the following:

SECTION I. 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 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 **to be accompanied by a sealed** land survey by a NJ Licensed Land Surveyor ~~to be provided to accompany the application that is no older than 10 years which~~ **that** shall contain the following:

(a) The land survey must be in the owner's name (except that a survey from a new construction home will be transferrable to the first owner only).

(b) Full original copy with title block and seal.

(c) Include all improvements **on the property**, ~~within the time frame that the survey has been completed, and ensure all permits have been obtained and scaled to the best of the applicant's ability,~~ **and ensure all permits have been obtained.**

(d) Propose new work and state proposed setbacks from property line to proposed work, **scaled to the best of the applicant's ability.**

(e) Except that if a property owner is required to have an as-built land survey for any other project within the last 10 years as part of their permit approvals (i.e., additions, in-ground pools, storage buildings, etc. per § 175-117.1).

(2) ~~Any property that has had no alterations in the last 10 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 be in the owner's name to accompany the zoning permit application and fee~~ **Any proposed improved 500 sq. ft. or more will require Township Engineer Review per § 175-117.1 for lot grading review.**

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- (3) ~~If the inspection reveals any changes to the property, a new survey will be required and the \$50 will be nonrefundable~~ **Solar rooftop installations will not require a land survey for a zoning permit application.**
- (4) ~~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.

TOWNSHIP OF MONROE

CNCL. PRES., CHELSEA VALCOURT

ATTEST:

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

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CERTIFICATION OF CLERK

The foregoing Ordinance was introduced at a meeting of the Township Council of the Township of Monroe held on the 26th day of June, 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 24th day of July, 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**

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