

Monroe Twp

3/15

(1985)

Mt. Laurel II Compliance Program

64 pgs

ML000178E

ML000178E

MT. LAUREL II COMPLIANCE PROGRAM
MONROE TOWNSHIP, N.J.

HINTZ / NELESSEN ASSOCIATES P.C.

Planning — Urban Design — Environmental Analysis — Landscape Architecture

Mt LAUREL II COMPLIANCE PROGRAM
MONROE TOWNSHIP, MIDDLESEX COUNTY, N.J.

prepared for:
Township Council
Township of Monroe

prepared by:
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12 North Main St
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02/15/85

Revised: 03/05/85
03/08/85
03/13/85
03/15/85

Introduction

Beginning in September 1984 the Monroe Township Council began deliberation on ways to comply with the fair share of 774 units assigned to the township. These meetings, some of which were public for presentations by the various proposals in this report, and some closed session to discuss legal strategy, were carried out through the end of the year. The Council worked during that time in the absence of the Planning Board, the town's planning consultant and engineer. Sitting at the various meetings were the township attorney and the court-appointed-master, Carla Lerman. Many discussions were held on the pros and cons of the various proposals, including attributes of the sites, their locations and impact on future development in the township.

On January 28, 1985, the firm of Hintz/Nelessen, P.C. (HNA), was retained by the Council to examine the Council's alternatives to a Mt. Laurel compliance program. HNA reviewed the minutes of the four months of Council meetings and initially examined each of the proposed sites to ascertain initial comments for a February 16th meeting open to the public. Following that meeting and the receipt of additional information, including the submissions made by various interested parties on their properties, HNA delved into the details of sewer and water availability, etc., to review the alternatives facing the Council, including the Council's own selection of potential sites for compliance. This report, then, is a final compliance report for submission to the court. Included in the appendix is a proposed ordinance to implement the zoning. The contents of this compliance package represents the effort of the governing body of the township to respond to the order of Superior Court Law Division, Ocean County of August 13, 1984. This entire work product is presented to the court under protest and as such, the Township of Monroe reserves all of its rights relating to an appeal from the judgement of the court.

Hintz/Nelessen Associates, P.C. (H.N.A.) had prepared a series of site selection criteria in the Lawrence Township, Mercer County, Compliance Report for determining the appropriateness of future medium to high density housing in Monroe Township, as well as to determine the relative appropriateness of 14 proposed Mt Laurel compliance sites for this type of housing. This set of 17-site- evaluation criteria is consistent with the planning principles set forth in Municipal Land Use Law (MLUL), and more particularly those criteria set forth in the Municipal Master Plan (N.J.S.A. 40:55D-28). It is the opinion of H.N.A. that Monroe's 14 proposed Mt Laurel compliance sites should be weighed against these criteria if both legal and planning principles of efficiency, economy, site adequacy, safety, health and welfare are to be achieved. These criteria are as follows: 1. Job location within 15 minutes; 2. Compact shape; 3. Natural features; 4. Adequate utilities; 5. Mass transportation; 6. Highway network; 7. Neighborhood commercial; 8. Regional shopping; 9. Health care; 10. Schools/day care; 11. Recreational facilities; 12. first aid, fire and police; 13. Consistency with existing neighborhood character; 14. Consistency with zoning and planning of adjacent municipalities; 15. Consistency with agricultural preservation policies; 16. Location relative to S.D.G.P. designated growth area; 17. Builder/Developer performance experience .

Background Considerations

In Section 19b2-9 of the 1976 MLUL (N.J.S.A. 40:55D-29(b)2-9), the various public policy considerations which must be addressed in the master plan elements dealing with land use, housing, circulation, utility service, community facilities, recreation, conservation, economics and energy conservation are set forth as follows:

... (2) A land use plan element (a) taking into account the other master plan elements and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands. (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial agricultural, recreational, educational and other public and private purposes or combination of purposes, and (c) including a statement of the standards of population density and development intensity recommended for the municipality;

(3) A housing plan element, including but not limited to, residential standards and proposals for the construction and improvement of housing;

(4) A circulation plan element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality;

(5) A utility service plan element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewage and waste treatment,

solid waste disposal and provision for other related utilities;

(6) A community facilities plan element

showing the location and type of educational or cultural facilities, historic sites, libraries, hospitals, fire houses, police stations, and other related facilities, including their relation to the surrounding areas;

(7) A recreation plan element showing a

comprehensive system of areas and public sites for recreation; and

(8) A conservation plan element providing

for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, open space, water, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, wildlife and other natural resources;

(9) An energy conservation plan element which

systematically analyzes the impact of each other component and element of the master plan on the present and future use of energy in the municipality, details and specific measures contained in the other plan elements designed to reduce energy consumption, and proposes other measures that the municipality may take to reduce energy consumption and to provide for the maximum utilization of renewable energy sources;

...

Most of the H.N.A.'s 17 criteria address these considerations in determining where medium and high density housing should be located in a municipality. In addition, in Mount Laurel II the Supreme Court made it clear that available infrastructure, and physical proximity to adequate transportation and community facilities, should be considered in any attempt to voluntarily comply with the constitutional mandates enunciated in this decision. Thus, at 92,NJ 211, the Court cautioned developers that they could not trample on valid land use policies of municipal governments, particularly those who are conscientiously attempting to comply with their obligation:

...Builders may not be able to build just where they want--our parks, farms and conservation areas are not a land bank for housing speculators. But if sound planning of an area allows the rich and middle class to live there, it must also realistically and practically allow the poor. And if the area will accommodate factories, it must also find space for workers. The specific location of such housing will of course continue to depend on sound municipal land use planning. ...

All 17-site-selection criteria relate in some fashion to either environmental considerations, accessibility to transportation and community facilities, or accessibility to infrastructure, including sewage and water. Each one of these considerations was addressed by the Supreme Court in Mount Laurel II. Thus, at Footnote 68, at 92 N.J. 331, the Court cautioned that a housing development should not be undertaken so as to degrade the environment, and that consideration of environmental factors and meeting the housing obligations cited in the constitution are not incompatible:

We emphasize here that our concern for protection of the environment is a strong one and that we intend nothing in this opinion to result in environmentally harmful consequences. See Mount Laurel I, 67 N.J. at 186-87.

We are, however, convinced that meeting housing needs is not necessarily incompatible with protecting the environment. In fact, according to the Middlesex-Somerset-Mercer Regional Study Council (MSM), the kind of higher density development that is necessary to provide lower income housing can actually result in far less environmental pollution than traditional suburban development patterns. See MSM, Our Region's Response to the Mount Laurel Decision and the New Municipal Land Use Law (1978). Where a particular proposed lower income development will result in substantial environmental degradation, such a development should not be required or encouraged by trial courts' enforcement of the constitutional doctrine.

In citing examples of "bad planning", which it condemns, the Court in Mt. Laurel II referred to "wasteful extension of roads and needless construction of sewer and water facilities", 92 N.J. at 238, and then once again stated that the preservation of open spaces, natural resources, and land use planning which would limit public facility costs were totally compatible with the provision of low and moderate income housing for New Jersey citizens:

....The lessons of history are clear, even if rarely learned. One of those lessons is that unplanned growth has a price: natural resources are destroyed, open spaces are despoiled, agricultural land is rendered forever unproductive, and people settle without regard to the enormous cost of the public facilities needed to support them. Cities decay; established infrastructures deteriorate for lack of funds; and taxpayers shudder under a financial burden of public expenditures resulting in part from uncontrolled migration to anywhere anyone wants to settle, roads leading to places they should never be --a pattern of total neglect of sensible conservation of resources, funds, prior public investment, and just plain common sense. ... 92 N.J. at 236

In conclusion, the 17 criteria contained in this report are an attempt by H.N.A. to aid Monroe Township in meeting the challenge of the Supreme Court so as to have this municipality face its housing obligations in a sensible and cost efficient manner.

The 17-Site-Selection Criteria

As stated earlier, it is our opinion that all sites must be weighed against these criteria if the planning principles of efficiency, economy, adequacy, legibility, safety, health and welfare are to be achieved. These criteria are not absolutes, but represent guides for appropriate

development. Site selection and planning requirements must be related to the socio-economic characteristics of the "Mt Laurel population", at the same time remembering that 80 percent or more of the units which will be built will be competitive market-rate units. These medium to upper income market-rate units must be of high-quality design to offset required internal subsidies. To balance these socio-economic requirements, criteria must be built in to guarantee efficiency and economy. But, most importantly, a township must attempt to concentrate growth into selected development areas, at higher density and with a community/commercial focus, in order to assure orderly and efficient growth now and in the future, instead of a haphazard leap-frog development pattern. This issue is addressed in the recent Franklin Township case, where Judge Serpentelli stated that:

The award of a builder's remedy is not a license for unchecked growth. The goal is to devise a solution, which maximizes the opportunity for lower-income people, and minimizes the impact on the municipality. Our court has emphasized that once an ordinance is found to be noncompliant, the municipality should continue to control its own planning destiny, subject only to the rights that flow from a builder's remedy.

(Pg. 5, Opinion of Judge Eugene Serpentelli,
Field v. Franklin Township.)

Table 1

SITE SELECTION CRITERIA FOR
MEDIUM-HIGH DENSITY HOUSING
CONTAINING MT. LAUREL HOUSING COMPONENT

1. Job Location 15 minutes
2. Compact shape
3. Natural features
4. Adequate utilities
5. Mass transportation
6. Highway network
7. Neighborhood commercial
8. Regional shopping
9. Health care
10. Schools/day care
11. Recreational facilities
12. First aid, fire and police
13. Consistency with existing neighborhood character
14. Consistency with zoning and planning of adjacent municipalities
15. Location relative to S.D.G.P. designated growth area/limited growth/non-growth area
16. Consistency with agricultural preservation goals
17. Builder/Developer's past experience in similar projects

Source: HNA

1. Is the site located within a 15 to 25 minute isochrom commute to existing or proposed job opportunities for a full range of households who will be living in the new housing?
2. Does the site have a compact shape? Ideally, a site approximates a square or simple rectangle. This shape allows for more efficient site layout and design. Sites with highly irregular shapes are less efficient because of setbacks, internal site circulation requirements, preservation of environmentally sensitive areas, etc.
3. Are there any natural features, floodplains, geology or soil characteristics which make the site or portions of the site unsuitable for development? The site should have soil characteristics capable of facilitating construction at least cost. The area of the site to be built on should be free of peat. The construction area should not be on non-compacted fill. If on fill, the nature of the fill should not have bedrock at or close to the surface. The site should not have water at or near the surface during times of seasonal high water. The site, if over a major aquifer outcrop recharge area, should consider ways to minimize coverage and maximize recharge.

The site should not have slope problems -- sites should not be too flat (less than 1% grade) or steeper than 25 percent. A flat site may have drainage problems, while a steeper site will be more expensive to build on because of more complicated foundation problems and utility connections.

Are there sufficient natural features (e.g., trees, hedge-rows, rock out-croppings) which can be incorporated into the open spaces and buffers of the development and enhance the municipal open space network? Remaining mature trees on an undeveloped site typically signify land that was unsuitable for farming and has a high probability of being land with high water or drainage problems.

Are there any underground or above ground utilities, pipe channel, or easements which make the site or any portion of it unsuitable for development?

4. Does the site have adequate utilities at its boundaries, particularly if the site is smaller than 30 acres? Sites from 30 to 200 acres (density at 6 d.u./ac.) providing a full range of income/housing types can absorb limited off-site extension of utilities. Larger sites 400 to 800+ acres can have their own utility arrangements, i.e., package sewer plant and wells, providing that soil and other environmental conditions allow.

If private water and sewers are proposed, these facilities should require a minimum public investment and have no negative environmental impacts.

5. The site should be within close proximity to mass transit. Ideally, this should not be longer than a 10-minute walk or 2,000 feet, particularly for a small high-density site, i.e. less than 20 acres. Larger sites not within the aforementioned walking distance should provide private transport service, i.e. van or bus, to major bus/train stops either

by internal subsidy in conjunction with a municipality's unused bus capacity, (off-peak use of school buses, re-routing local service lines, etc.) or by private carrier provided by developer or homeowners association.

6. Does the site have accessibility (within 10-minute drive) to a regional highway network, including interstate or limited access freeway/parkway?

Does not the site have direct access via a major state or county road? Will this road exceed design capacity with new development?

If the site is over 300 units, either a limited access road is constructed to required standards to provide the necessary access, or contributions from developers for off-site transportation network improvements should be required.

If new development should cause existing roads to exceed capacity, the additional volume should be absorbed by roads inside the development area and appropriately connected to roads presently under capacity.

7. Does the site have proximity to neighborhood commercial/community facilities as a focus and center for the community?

These neighborhood commercial/community facilities should be within a 1/2 mile maximum (8-10 minutes) walking distance. If the site is under 800 units, these facilities must preexist. 1,600 units is the optimum size required for basic neighborhood facilities. Projects over 800 units should

provide neighborhood commercial and community facilities to serve the projected population. If these community/commercial facilities do not meet the market threshold, these facilities must be located to provide pedestrian/vehicular access from the development area and vehicular/pedestrian access to the remainder of the market area.

8. Are community and regional shopping facilities within convenient driving or public transportation trip from the site?

9. Are health care facilities, including medical/dental offices and hospital within reasonable proximity of the site?

All sites should have medical/dental facilities within a 15 minute drive.

10. Does the site have reasonable access to schools?

Nursery schools/Day care - 5 minute walk

5 minute maximum driving time

Elementary School - 12 minute maximum walking (1/2 mile radius)

12 minute maximum driving time

Middle School - 12 minute maximum walkway times (optimum 1/2 mile radius)

15 minute maximum driving (busing) time

High School/Library - 15 minute maximum walking time (optimum

1 mile radius)

- 15 minute maximum driving time

All sites should provide localized daycare, nursery and preschool for the appropriate population thresholds.

11. Are recreation, playfields and natural areas in size and number sufficient to provide the recreational areas for the age and number of residents available within reasonable distance? These facilities should have similiar walking/access standards as the schools.

Recreation for small children should be within visual distance of residence/guardian.

Older children between the age of 5 and 15 should have access to recreation facilities associated with schools by means of bicycle. A range of structured/organized and unstructured recreational facilities and nature areas should be provided, in a relationship to the number of users.

12. Does the site have adequate fire, first aid and police protection?

-Within 1/2 mile preferable.

-1/2 Mile to 1 mile.

-Greater than 1 mile.

13. Analysis of the existing neighborhood density, character, housing type. Will the proposed higher density housing adversely impact that neighborhood?

14. The development of higher density housing should be consistent with the zoning and planning of surrounding towns. It should not set in motion higher density zoning or application for rezoning in the adjacent town. It should add to those communities' development patterns, and be reviewed by them for comment.
15. How is the site located relatively to the State Development Guide Plan growth area designation? Does it lie within the the designated growth area, the limited growth area, or the non-growth area? Sites within the growth area are to be favored.
16. How is the site located relatively to the prime farmland in the township? Sites located on prime farmland, i.e. on soil classes I, II and III should be discouraged from development, as part of an active farmland preservation policy. Is the site an active farm, or surrounded by active farms? Farmland preservation should be encouraged whenever feasible.
17. What is the builder/developer's track record in similar enterprises? Builder/developer's experience should be placed within the following ranking:
- * experience with large scale multifamily development, including low/moderate income housing components
 - * experience with residential development
 - * experience with non-residential (office/commercial) development
 - * experience with development packaging
 - * other building/development experience

Proposals by Landowners, Developers and Builders

The table below provides a listing of the various proposals, their acreage, density, etc. Each of the proposals is examined in more detail in the "Recommendations" section of this report.

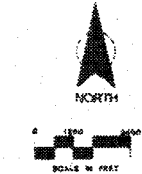
TABLE 2
PROPOSALS TO MEET MT. LAUREL II COMPLIANCE

<u>NAME</u>	<u>LOT AND BLOCK</u>	<u>BUILDER</u>	<u>RECREATION FACILITIES</u>	<u>COMMERCIAL FACILITIES</u>	<u>ACREAGE</u>	<u>NO. HOUSING UNITS</u>	<u>DENSITY</u>	<u>NO. LOW/MODERATE INCOME UNITS</u>	<u>PERCENT LOW/MODERATE</u>
Tornopsky & Prottman	Bl. 1, Lots 1, 3.	First Property Group Inc. (Non-Builder)	None	None	83	830	10.0	166	20%
Oak Realty	Bl. 1, Lots 8.02, 9, 10, 11.05	Halpern (Builder)	Open Space	Proposed	179	1326	7.4 du/ac	266	20%
Kaufman	Bl. 13, Lots 1, 9. Bl. 4, Lots 1.02, 2.02. Bl. 6, Lot 4.2. Bl. 9, Lot 49. Bl. 15, Lots 8, 26, 27.	Non-Builder	No Plan	None	510	?	?	?	n/a
Balantrae	Bl. 13, Lots 4.03, 8.02. Bl. 14, Lots 1, 8, 12, 14. Bl. 25, Lots 20, 21.	Stratford at Monroe (Builder)	Golf, Pool, Tennis, Clubhouse, etc.	None	442.9	2510	5.7	None	n/a
LORI Associates	Bl. 15, Lots 13, 14.1, 24.02.	Reider (Builder)	None	None	144.0	1560	12-16	10.8	20%
Monroe Devel.		Non-Builder	None	None	60.0	840	14	168	20%
Katom		Non-Builder	None	None	27.7	272	10	272	20%
Township Proposal		Non-Builder	None	None					
Monroe Greens		Builder	Play Lots Clubhouse Pool	Proposed 40,000 s.f.	545.0	3000	5.45	600	20%
Camelot Knolls	B. 148, Lot 43.1.	Camelot Knolls Building Corp. (Builder)	Tennis, Pool, Gazebo, Lake.	None	57.125	267	4.67	Not Indicated	n/a
Habd Associates	Bl. 77, Lot 3.	Reider (Builder)			166.5		12-16		20%
Hobart Hills		Non-Builder?	None	None	80.0	?	?	?	n/a
Estates Manor	Bl. 76, Lot 25.	Non-Builder	None	None		?	?	?	n/a
Caleb		Non-Builder?			431.0	3024	7	604	20%

MONROE TOWNSHIP

Middlesex County New Jersey

TOWNSHIP PROPOSAL



MONROE DEVELOPMENT

KAUFMAN

TORNOPSKY & PROTSMAN

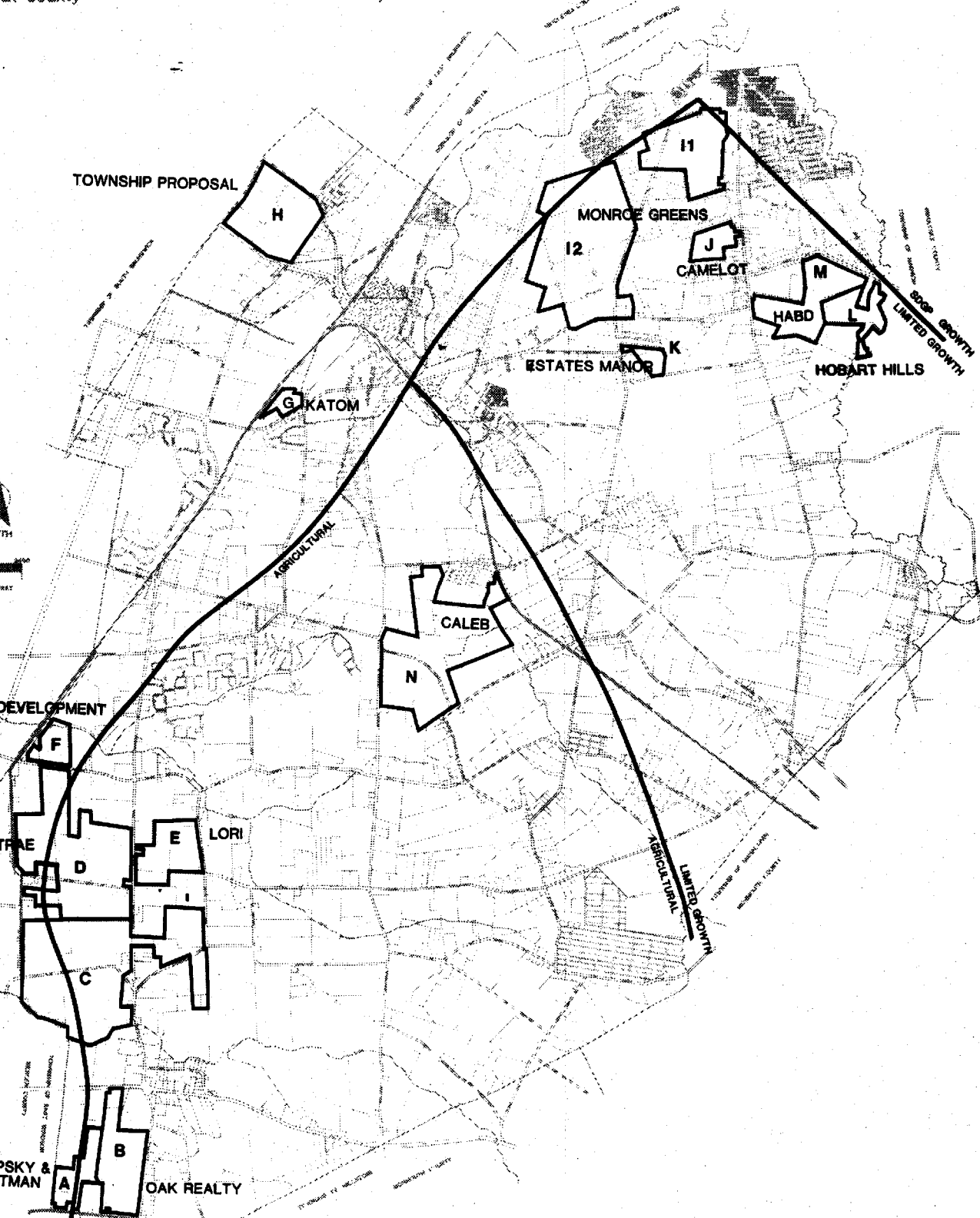
OAK REALTY

GROWTH
AGRICULTURAL

AGRICULTURAL

AGRICULTURAL
LIMITED GROWTH

GROWTH
LIMITED GROWTH



POTENTIAL MT. LAUREL II COMPLIANCE SITES

Hintz/Neleson Associates
 1000 ...
 ...
 ...
 ...
 ...

DATE: 04/20/2004
 SCALE: 1" = 1000'
 SHEET: 1 OF 1

Assessing the 14 Proposed Mt. Laurel Compliance Sites

The 14 proposed Mt Laurel compliance sites were identified, following information received from the office of the Township Clerk, and mapped (see overall Location Map attached). The list of the 14 sites is as follows:

Table 3

14 PROPOSED MT LAUREL COMPLIANCE SITES

Site A - Tornopsky & Prottman	83	ac
B - Oak Realty	179	
C - Kaufman	553	
D - Balantrae	443	
E - Lori	142	
F - Monroe Development	59.6	
G - Katom	28	
H - Township Proposal	500	
I - Monroe Greens (1)		
I - Monroe Greens (2)	545	total
J - Camelot	57	
K - Estates Manor	30	
L - Hobart Hills	80	
M - HABD	166.5	
N - Caleb	430	

Source: Office of the Town Clerk

These 14 sites were initially ranked according to individual scorings obtained by applying the aforementioned 17-site-selection criteria. An additional site (H) was asked to be evaluated by the township council since it seemed to have a number of the attributes for positive site

selection, including the potential for sewer, water and its location in the growth area of the SDGP.

There are some basic planning issues that must be considered very heavily when selecting the sites or proposals most suitable to accomplish the township's Mt. Laurel compliance package. While the various factors listed above were examined initially, as a way to sift through the large number of proposals and find overall suitability/acceptance for higher density housing, there are still some factors which play a greater role in site selection than others. These are:

- Sewer availability and, secondarily, water;
- Accessibility to highway transportation and good road access;
- Public transportation;
- Sensible growth pattern for township and region;
- State Development Guide Plan growth designation;
- Builder capable of producing units.

In other words, while not applying a weighting to the initial review of the sites, a second evaluation considers the key ingredients to making a successful Mt. Laurel compliance package.

First of all, sewer is extremely important, and the immediate availability to tie into existing lines, without long extensions of sewer collection lines, improvements, as well as other means that development can begin immediately and result in Mt. Laurel units soon thereafter. However, just because sewer is available does not mean other factors should be overlooked or ignored.

Sewerage Treatment

The following is a description of the sewerage system from the Township's Environmental Resource Inventory, dated 1984 (Page 15):

Wastewater collected by the MUA from the northern part of the Township currently flows by gravity to the Ashmall Avenue Pump Station. From there it is conveyed across the Matchaponix Brook, through the Old Bridge sewer system to the Middlesex County Utilities Authority interceptor system and, eventually, to the County's Sayreville Water Pollution Control Plant. There it receives secondary treatment and disinfection prior to discharge into Raritan Bay.

Wastewater collected from the west-central portion of the Township (primarily from the retirement communities) is provided with tertiary treatment and disinfection at MUA's Forsgate Plant on Union Valley Road. Disposal is accomplished by pumping the effluent to three recharge basins located on the Rossmoor and Clearbrook golf courses. In addition, some effluent is used to irrigate the golf courses at the retirement communities. If flows were to ever exceed the recharge basin capacity or irrigation demands, effluent could be discharged through an existing outfall into Cranbury Brook.

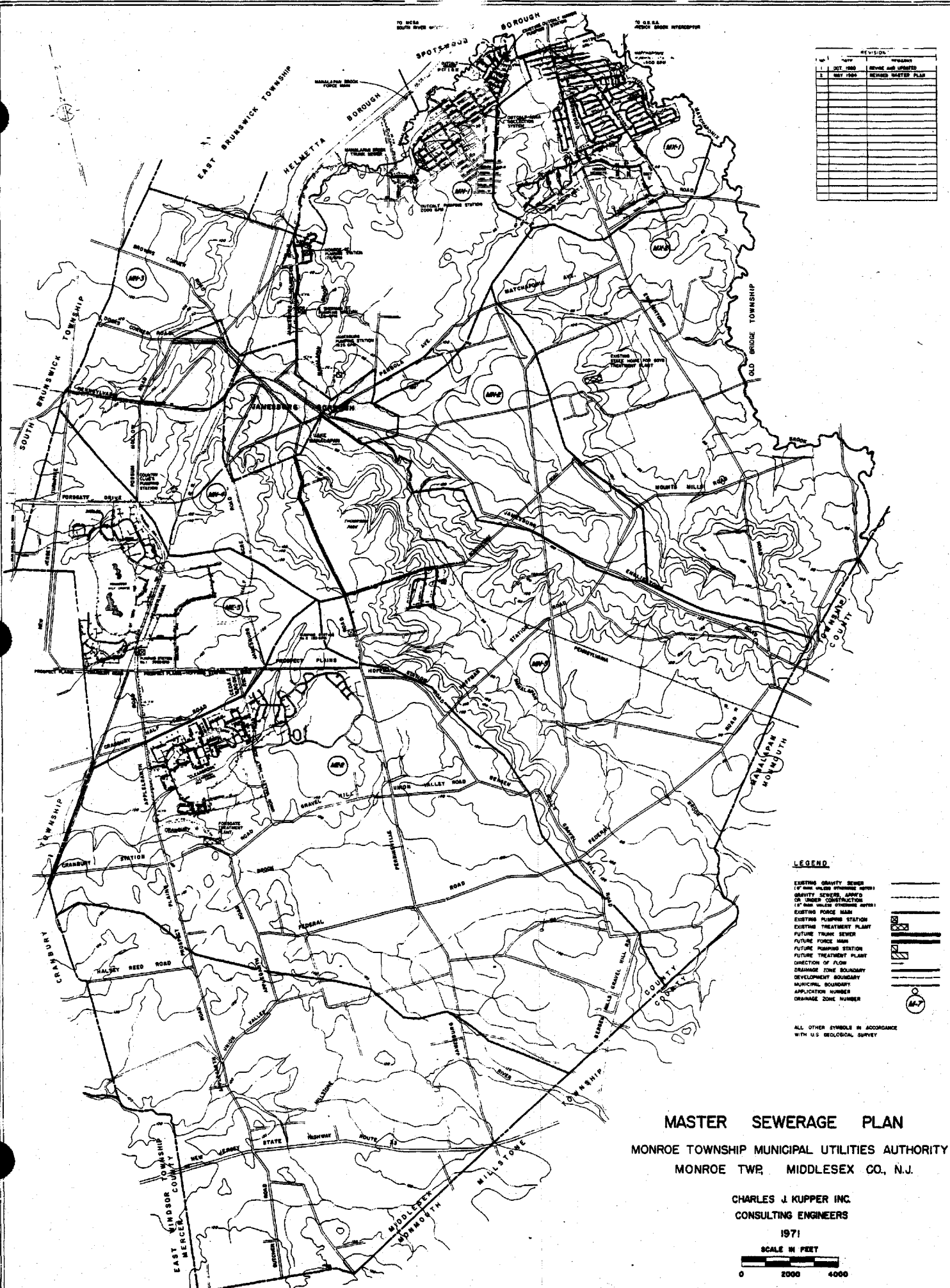
Construction is virtually complete on phase one of the Manalapan Brook Interceptor, which will allow for collection of wastewater from the Outcalt section of the Township, as well as leachate from the Municipal Landfill. Local sewers have recently been installed in Outcalt to relieve a hazardous condition wherein several septic systems were failing. Until the Interceptor is fully available, Outcalt flows and leachate will be conveyed to the Ashmall Avenue Pump Station. Phase two of the Interceptor, which will tie Jamesburg, Helmetta and a small portion of Monroe into the County system, while concurrently eliminating two pollution discharges into Manalapan Brook, is also under construction.

A meeting was held with the township attorney and the executive director of the Monroe Municipal Utilities Authority for the purpose of analyzing and ascertaining the present and proposed plans for both water and sewer for Monroe Township. The following is a synopsis of those discussions.

The existing Matchaponix Pumping Station is a pumping station that has flows to the Middlesex County Utilities Authority in Sayreville through the Township of Old Bridge. There are contract limitations to that flow, which are an average of one million gallons per day. At present time there are about .4 million gallons per day being handled by the pumping station from the surrounding residential developments. This area could allow an additional .6 mgd to go into the pumping station. There are four development projects that are being proposed that could tie into this system: Hobart Hills, Habd Associates, Camelot and the northern-most site of Monroe Greens. In the case of Monroe Greens, approximately half of the development is in the subbasin that would flow towards this pumping station. This station has an existing capacity, which could handle approximately 1,600-1,700 new housing units (based on a factor of 235-250 gallons per day per unit).

It appears that only about half of Hobart Hills and about half of Habd Associates is in the subbasin to be serviced by the existing Matchaponix Pumping Station according to Michael Rogers, Executive Director of the Monroe MUA. Monroe Greens is also noted as half way into this subbasin. Camelot Knolls is entirely within the subbasin.

The existing Outcalt Pumping Station, which pumps to a Manalapan Brook force main to the Middlesex County Sewerage Authority, again, at Sayreville, has a present capacity of 1.44 million gallons per day (average). This pumping station is being planned for an expansion to 3 million gallons per day to handle the sewerage from the present Monroe



REVISION	
NO.	DESCRIPTION
1	OCT 1969 REVISED AND UPDATED
2	NOV 1969 REVISED MASTER PLAN

LEGEND

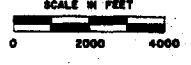
- EXISTING GRAVITY SEWER (18" AND 24" DIAMETER SIZES)
- GRAVITY SEWERS UNDER CONSTRUCTION (18" DIAMETER SIZES)
- EXISTING FORCE MAIN
- EXISTING PUMPING STATION
- EXISTING TREATMENT PLANT
- FUTURE TRUNK SEWER
- FUTURE FORCE MAIN
- FUTURE PUMPING STATION
- FUTURE TREATMENT PLANT
- DIRECTION OF FLOW
- DRAINAGE ZONE BOUNDARY
- DEVELOPMENT BOUNDARY
- MUNICIPAL BOUNDARY
- APPLICATION NUMBER
- DRAINAGE ZONE NUMBER

84-7

MASTER SEWERAGE PLAN

MONROE TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
MONROE TWR, MIDDLESEX CO., N.J.

CHARLES J. KUPPER INC.
CONSULTING ENGINEERS
1971



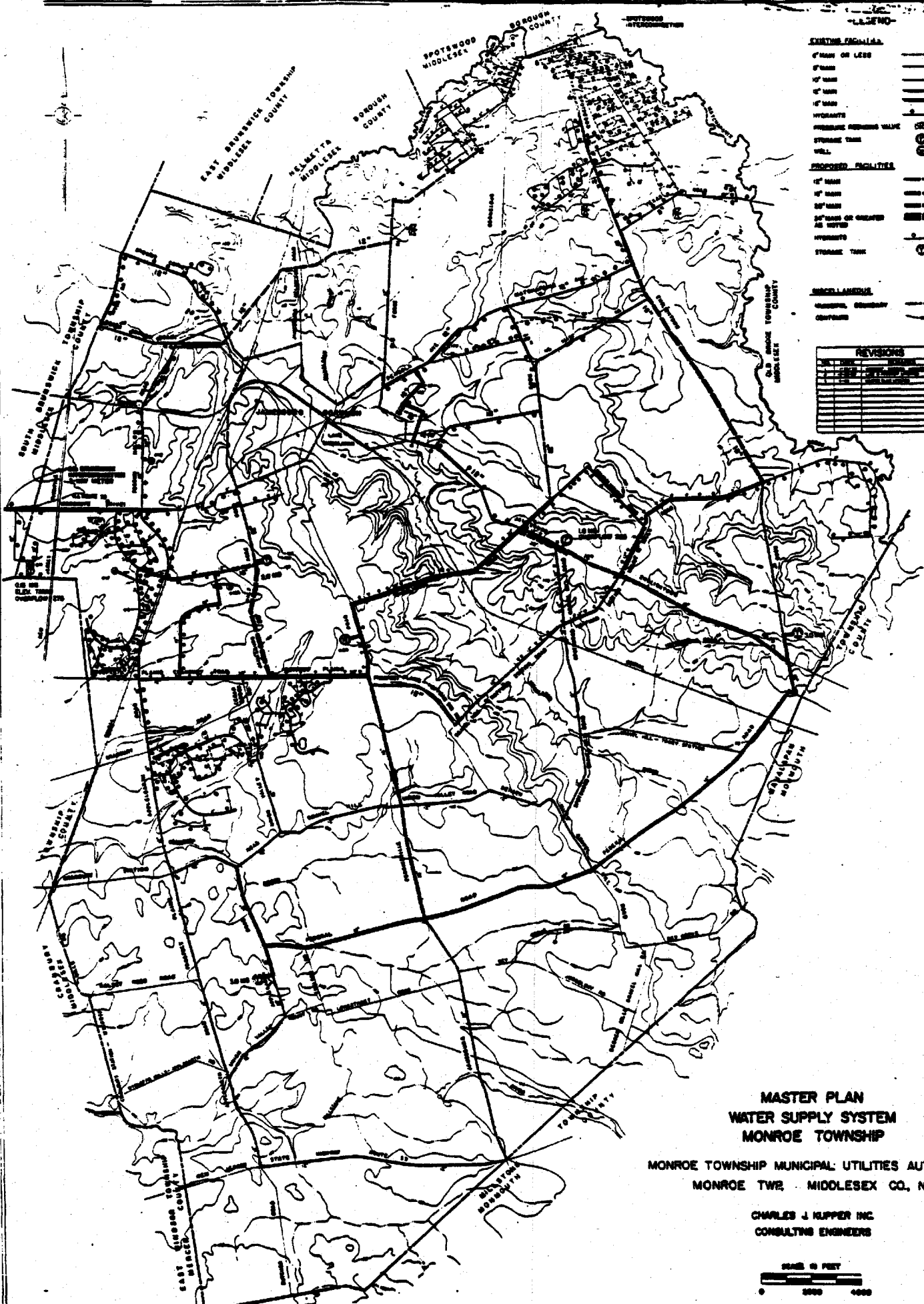
ALL OTHER SYMBOLS IN ACCORDANCE WITH U.S. GEOLOGICAL SURVEY

sewerage treatment plant near Rossmore and Clearbrook. At the present time, however, the plant with its average capacity has commitments, including the following: Jamesburg, .6 million gallons per day with an expansion to .9 million gallons per day; Helmetta, .04 million gallons per with an expansion to .1 million gallons per day; and existing developments that are going into the plant from Monroe Township are at .05 million gallons per day. This means that there is a capacity to take on additional development between .39 mgd to .75 mgd. Using the smaller figure, because these commitments are to two adjacent municipalities, the .39 mgd converts to a capacity for an additional 1562-1660 units. This capacity is available immediately and could take into account about half of the proposal for Monroe Greens, which flows into the subbasin and would be picked up by the Outcalt Pumping Station.

However, there are reserves at the pump station since there are scheduled improvements to the existing municipal treatment plant. They involve converting the existing plant to a pumping station to handle 3 million gallons per day, which would then be pumped up to existing lines to the existing Outcalt Pumping Station, which would have to be improved, but could handle the flows which we averaged at 2-3 million gallons per day. This would not involve new parallel pipes along Manalapan after it leaves the Outcalt Pumping Station to the Middlesex County Sewerage Authority, which is, according to the MUA, quite expensive and time-consuming. This solution would provide for the capacity for any one or more of the following sites: Balantrae, Lori, Monroe Development, Oak Realty, Tornopsky and Caleb, along with construction anticipated for Concordia's expansion and RH development around Forsgate.

Water

Water is, of course, very important for potable supply and for fire fighting. Water distribution lines are generally easier than sewer to



- LEGEND**
- EXISTING FACILITIES**
- 4" MAIN OR LESS ————
 - 6" MAIN ————
 - 8" MAIN ————
 - 12" MAIN ————
 - 18" MAIN ————
 - HYDRANTS ————
 - HYDRAULIC REMOVAL VALVE ————
 - STORAGE TANK ————
 - WELL ————
- PROPOSED FACILITIES**
- 4" MAIN ————
 - 6" MAIN ————
 - 8" MAIN ————
 - 12" MAIN OR GREATER ————
 - ALL OTHERS ————
 - HYDRANTS ————
 - STORAGE TANK ————
- MISCELLANEOUS**
- NATURAL BOUNDARY ————
 - CONTOUR ————

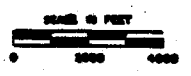
REVISIONS

NO.	DATE	DESCRIPTION

**MASTER PLAN
WATER SUPPLY SYSTEM
MONROE TOWNSHIP**

MONROE TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
MONROE TWP. MIDDLESEX CO., N.J.

CHARLES J. KUPPER INC.
CONSULTING ENGINEERS



put into place and extend, assuming no deficiencies in the system; however, storage and supply are necessary and at the core of the system.

Water supply is also handled by the Monroe Municipal Utilities Authority, and a meeting was held with Mr. Rodgers of the MUA to learn about the system, its problems and its capabilities. The five wells supplying the township are located in the Farrington Aquifer, with the lead or primary well located on Jamesburg-Ferrineville Road. The supply is distributed to about one-half of the township. A sixth well was closed due to contamination, located on Englishtown-Spotswood Road. Service in this area of the township is limited, and a two-mile interconnection has been proposed by the MUA to run from the 12" line off of Spotswood Gravel Hill Road to a 12" line on the northeast side of the Borough of Jamesburg with no time frame for installation. There are a series of standpipes for storage, although the MUA has construction plans for a 2 mgd standpipe to be completed in about one year on Half Acre Road to improve fire-fighting and low-flow problems. Another proposal to improve the system is a 12" interconnect down Applegarth-Prospect Plains Road to Route 33 to have an interconnection with East Windsor, with a meter reading both ways. Another well and standpipe are planned along the route, with no construction schedule for the improvements. A map showing the supply system is included at the back of this report.

The sites with the best water service then are:

Caleb

Lori

Balantrae

Monroe Development

These are all within each connections to the system, without creating problems for the utility.

Sites least-suitable because of the need for an interconnection are:

Monroe Greens
Habd Associates
Hobart Hills
Oak Realty
Tornopsky
Kaufman
Estates Manor

These would all require an interconnection to avoid health and safety problems to those developments. Once the interconnects are accomplished, however, these sites would be suitable from a water-service standpoint.

Public Transportation

Public transportation is of concern to serve higher density housing because lower income households have fewer automobiles per household and statistically rely more on public transportation, and, secondly, to try to reduce reliance on the automobile and lessening traffic impact in the township. The map attached shows the bus routes in the township, including Suburban Transit and New Jersey Transit. The township has an existing park 'n' ride on Applegarth Road next to the Lori proposal.


Town Planning Concerns/Regional Development


The township must consider overall planning for the community, as well as the existence of regional growth issues. The township is not an island onto itself, but the effects of any rezoning and the location of new concentrations of higher density housing will have an impact on the regional urban fabric, as well as change the course of future development in the township.


State Development Guide Plan

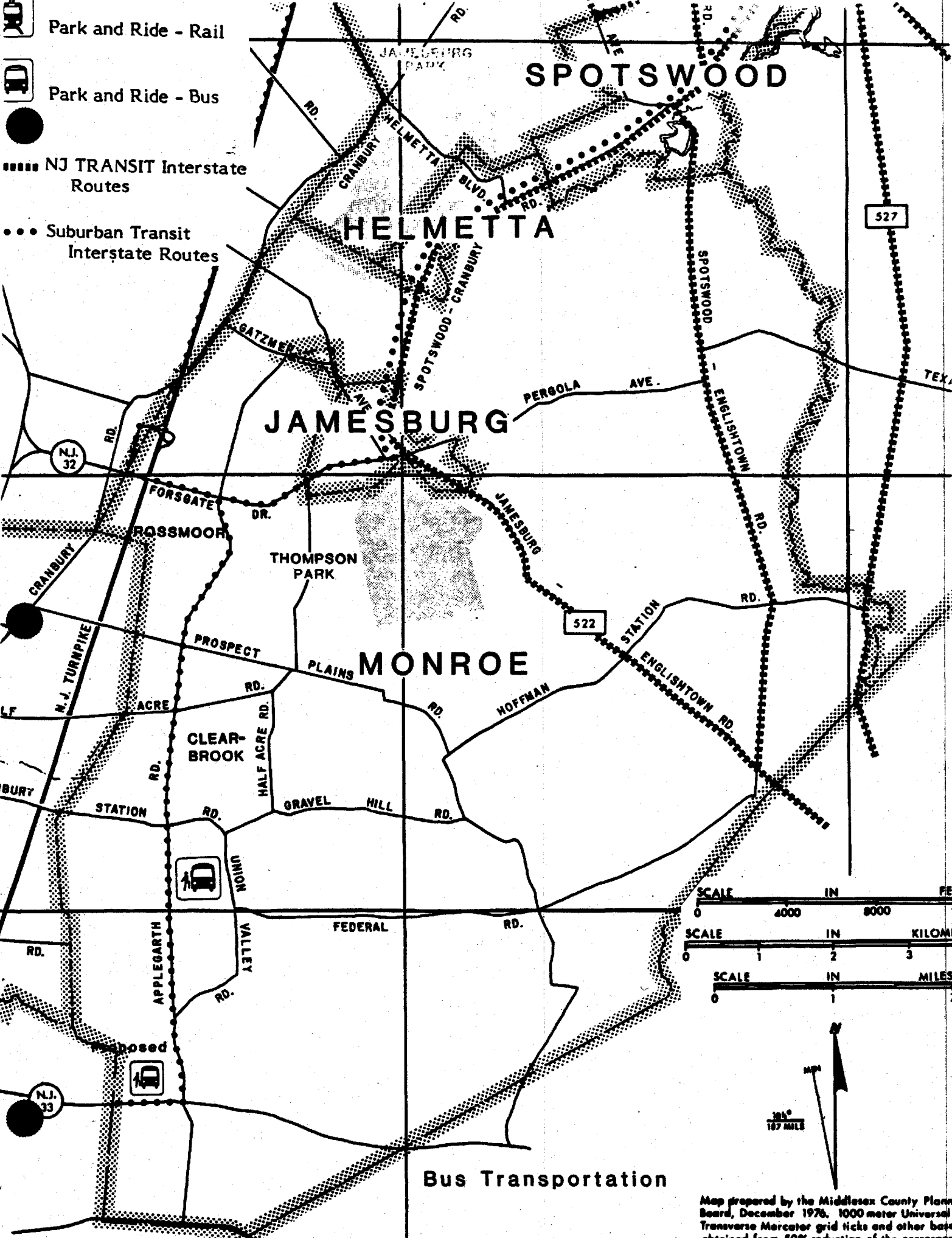
According to a recent decision by Judge Eugene Serpentelli in the J. W.

 Park and Ride - Rail

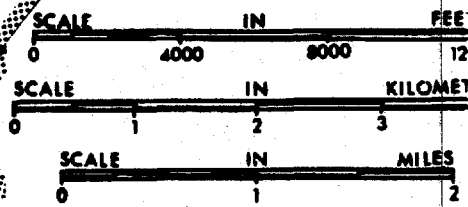
 Park and Ride - Bus

 NJ TRANSIT Interstate Routes

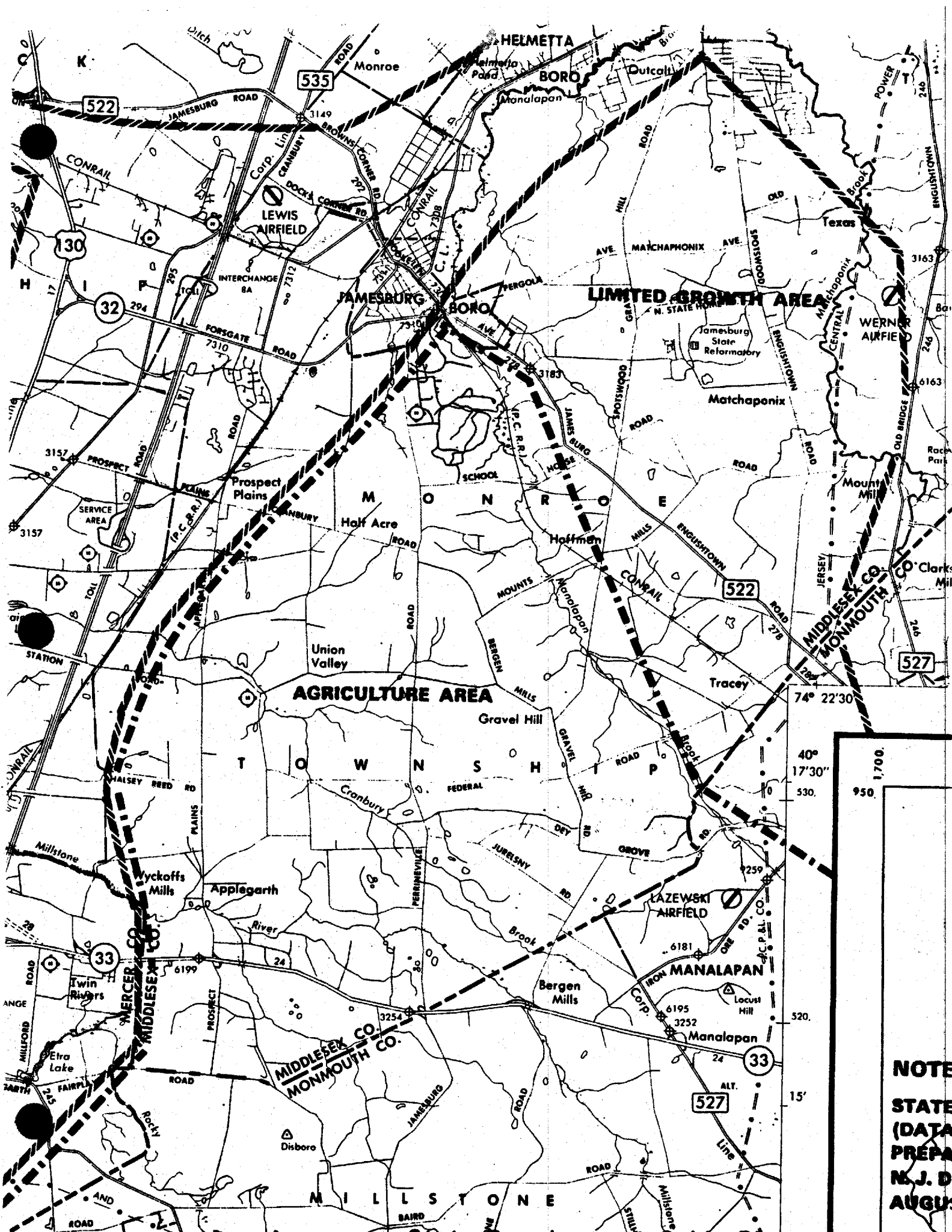
 Suburban Transit Interstate Routes



Bus Transportation



Map prepared by the Middlesex County Planning Board, December 1976. 1000 meter Universal Transverse Mercator grid ticks and other base obtained from 50% reduction of the correspond-



NOTE
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Field Company, Inc., and Jack W. Field v. Franklin Township et al. case, the growth line of the SDGP is an important measure for determining the acceptability of sites for Mt. Laurel housing. The growth line is an amorphous line, which includes most urbanized areas of New Jersey, some recent suburban development and areas where it was projected new growth could occur based on transportation systems, water and sewer service and logical extensions of urbanization.

Recommendations for Compliance

This report and analysis has been handicapped by time constraints. However, because the Council and Ms. Lerman had spent a great deal of time collecting information and reviewing the proposals and their attributes, the job was made easier. The cooperation of the Municipal Utilities Authority was also of assistance. Other information was more difficult to obtain, such as background maps and reports, and philosophy of the planning and development for the township.

The recommendations that follow are made with some basic tenets about producing Mt. Laurel housing:

- There are economies of scale with Mt. Laurel housing, namely, the larger the project, generally, the better its capability to produce "Mt. Laurel" housing;
- It's better to rely on several different builders to assure units will be produced;
- If there is an opportunity to do some planning as a result of being mandated to accept new housing growth, then that opportunity should be used to its fullest, while at the same time avoiding the "sprawl" type of development that may have occurred before.

There were proposals by various parties to utilize their property as Mt. Laurel sites. The proposals range from those with builders of some experience in construction of housing, to vague proposals by persons or companies representing a piece of land, to a suggestion by the township council. Given the choices, those with builders, which have an ability to construct housing, should outweigh other sites by non-builders, all other factors being equal.

The following table outlines the proposed compliance program.

Table 4

<u>Proposal</u>	<u>Units of Low/Moderate Income Housing</u>	<u>Total New Units of Housing</u>
Rehabilitation of Existing Housing Stock	90	-
New Infill by Housing Authority (as guarantee and vehicle for next compliance in 1990)	70-150*	-
Monroe Development ("Builder's Remedy" Site)	120	600
Concordia Planned Retirement Community Expansion and Others (5% Low/Moderate)	100	**
Balantrae - 396.3 Acres @ 5.2 d.u./ac and 46.6 acres at 10 d.u./ac	466	2510
	-----	-----
	846-926	3110

*Provides for a surplus should any program fall short.

**Been processed for approval by Planning Board.

A. Tornopsky & Prottman

This property is located at the southwest corner of the township in an area that is relatively undeveloped. The analysis indicates the site is reasonable in the categories of job location, compact shape, and that the property is in the growth area of the State Development Guide Plan. However, on the downside, the property does not have sewer and water, is not accessible directly to mass transportation, does not sit on a county or state highway and is not connected to any by any direct route, has no schools or shopping nearby and is remote from any of the township's facilities, such as first aid, fire and police. It should be noted that this property, as far as can be ascertained from the submittals that were received by the township, is a proposal by a non-builder. Therefore, there is no track record for any construction of any housing, let alone low/moderate income housing. This site is recommended for rejection.

B. Oak Realty

This property is a well-suited property from a number of points of view, including its location to jobs, highway transportation, mass transportation, shopping facilities and it is adjacent to the growth area of the State Development Guide Plan. The property has recently been optioned by Halpern, who is a well-known builder in central New Jersey. The negatives of the site primarily deal with a lack of any sewer or water hook-ups available for the property. According to the Monroe Municipal Utilities Authority (MUA), the site can be served by sewer if the existing treatment plant is converted to a pumping station. Sewer will then have to be pumped over the ridge to the converted plant since the site is in a different drainage basin. Water can also be provided to the site from the MUA, but will require a new well and standpipe due to the ridge line separating the water service area from the site.

This property is not recommended since sewer and water are too far away, however, the location is a logical one since it has excellent transportation (highway and bus), is very developable land, makes sense from a regional perspective and would be properly spaced as a new village. Since it does require sewer and water, it might be considered in a new master plan.

C. Kaufman Property

This site is large and received fairly good scores due to its accessibility to mass transportation, and its availability to meet a number of different criteria, such as internal recreation and commercial facilities. The negatives of the site include the fact that the property has no water or sewer presently serving it, and those lines would have to be extended (also assuming the conversion of the treatment plant to a pumping station). The property is partially within the growth area of the State Development Guide Plan. But, again, on the negative side, there is no specific proposal for the site, and there appears to be no builder interested or backing the development of this property. This site should be rejected.

D. Balantrae

This site is a well-located one considering the pattern of development of the retirement plan villages in Monroe Township, the location with respect to public transportation and highway systems, and the consistency, for the most part, with the growth designation of the State Development Guide Plan (about one-third under the latest county mapping of the SDGP and about two-thirds on the 1980 state map of the SDGP). The plans submitted for the property are quite detailed, and there is a strong interest in construction of the project by builders who have optioned the property or own it. The

project was being proposed as a retirement community, and, therefore, could be utilized as both a retirement village for Mt. Laurel housing. The property can be tied into water and sewer, and together with Monroe Development, the expansion of Concordia, and the proposed RH Development, contribute towards a converted treatment plant.

The site consisting of 442.9 acres should be developed at 5.2 dwelling units per acre on 396.3 acres as a retirement village and 466 low/moderate income units on 46.6 acres at a density of 10 low/moderate for 264 low/moderate income units. .

E. Lori Associates

The Lori Associates' proposal comes from a builder, the Raiders, whose site is adjacent to the Balantrae lands on Applegarth Road. The site is environmentally suitable for development. An elementary school is also next to the site. Sewer and water are available, with the site the closest of any to the Monroe treatment plant. The one drawback to the property is that it is in the "agricultural" designation of the SDGP, but the growth line is about 1/2 mile from the property, and the existence of the Concordia and Clearbrook retirement villages have essentially moved the growth area east, with this property south of those developments. It's not recommended for inclusion in the compliance program since there are enough units with the proposed program using the Balantrae and Monroe Development sites, etc.

F. Monroe Development

The site is in the growth area, has good road access and is not far from a bus route. Sewer and water are available. The environmental suitability of the site is the main drawback with a floodplain approximately covering a third of the site.

Since it has a "builder's remedy," it must be included in the compliance program. However, it is recommended for 600 dwelling units per acre, to produce 120 low/moderate income units (20%), since not all of the site is usable.

G. Katom

The property is located adjacent to Jamesburg Borough, and is not far from Rossmoor. Sewer and water are available, but limited at this time in this area. It is within the growth area of the SDGP. The site is not recommended since it lacks public transportation, is not large and there is no builder behind the proposal. The amount of low and moderate income units that would be produced would be small because the site is only 28 acres.

H. Township Proposal

This site was a suggested alternative for consideration by the township council. It lies in the growth area of the SDGP. Sewer and water are limited at this time. Road accessibility is relatively good, but there is no bus transportation. Since there is no builder proposal for the site, it does not rank high as a site to produce affordable housing.

I. Monroe Greens

The Monroe Greens proposal is one of the more detailed ones, with planning and engineering reports describing the concept plan. The properties are not contiguous, with one (185 acres) situated on Englishtown-Spotswood Road, and the second (360 acres) located off of Matchaponix Avenue. According to the developer's proposal, portions of both sites (130 acres of 185-acre tract and 49 acres of the 360-acre tract) are freshwater wetlands. The sites have sewer available, but water supply is limited (see discussion of Water Supply). The larger site has no bus transportation, and has access off of narrow roads. The second, smaller parcel fronts on Spotswood Gravel Hill Road, which is also narrow. Bus transportation is on Spotswood-Englishtown Road, but is separated by the site's wetlands. The development of one or both sites would push traffic through the boroughs of Spotswood, Helmetta and Jamesburg, where the roads are generally narrow and not well-suited to large traffic volumes. Both properties have their northern edge slightly (less than 5%) in the "growth" area of the SDGP.

These sites are not recommended due to planning concerns of the impact on surrounding municipalities, their environmental sensitivity, lack of bus transportation or good road accessibility and problems with water-supply service. The township council was also concerned about the closeness to the now-closed BFI landfill. Both sites do not make sense from a municipal planning point of view because they would create traffic problems and are far from ideal locations for new centers of community growth. Sewer availability is the only asset, but this is offset by all other conditions of sound planning.

J. Camelot

This proposal, which is in the limited growth area of the SDGP, has potential sewer and water utilities and bus service. The environmental suitability appears to be good, but the site is immediately adjacent to the closed BFI landfill. The township has had water pollution problems in the area, and is concerned about a major housing development adjacent to the landfill. It is, therefore, not recommended for inclusion in the compliance program.

K. Estates Manor

This site is 30 acres in size and located in the limited growth area of the SDGP. Sewer is limited, and this site may not be sewered easily. Water supply, generally, in this area of the township is a problem because there is only one 12" line running into the area and not looped. There are other negative factors about the site, such as its unusual configuration, which does not lend itself to easy development, and the lack of any builder behind the proposal. It is proposed to be rejected.

L. Hobart Hills

The property is located outside the growth area of the SDGP, in the limited growth area, and includes a floodplain. It is not well situated with respect to mass transportation, roads, shopping or sewer. It should not be considered for Mt. Laurel housing.

M. Habd Associates

The attributes of the site are the availability of water and sewer, access to the N.J. Transit bus line and next to a school. However, the site is in the limited growth area of the SDGP, and does not make good sense from a community planning point of view. The area is fairly remote and, given other far better locations for new high density housing, should not be considered.

N. Caleb

The last site is well within the agricultural area of the SDGP. Water and Sewer are available, although both the discussions with the Monroe MUA and the engineering report from the developer, leads to a number of unanswered questions with regard to sewer. Water is immediately available. The site is adjacent to a shopping center, the Thompson Park (county park), the high school and not far from the municipal building. The sewer question, however, coupled with the agricultural designation result in a recommendation that the site be considered as a future location for medium density housing, but that the short-range goal of meeting the township's Mt. Laurel obligations be met elsewhere.

Rehabilitation of Existing Housing Stock

The Township of Monroe, like most municipalities, has existing housing stock, which is deteriorated or dilapidated. In order to confirm the amount of housing stock that may be available and in need of rehabilitation, Hintz/Nelessen Associates, P.C., conducted a survey in several areas of the township where it was suggested that there may be some need of rehabilitation; particularly, the area just east of Jamesburg, off New Street, Oakwood and Orchard, were examined as well as Pergola Avenue and an area off of Spotswood-Englishtown Road near the Borough of Spotswood. These areas all have a number of residential units that, from an exterior survey, appeared to be in disrepair and in need of rehabilitation. Whether these units are occupied by low and moderate income households could not be determined from the "windshield" survey, however, Carla Lerman, the court-appointed master, also feels there is sufficient need for rehabilitation in the township to accept the 90 units over the next five year could be done under a rehabilitation program.

At the present time Middlesex County Department of Housing has been rehabilitating units in the county, and has a very successful program. They qualify the families as low and moderate income, and administer the funds and the rehabilitation work. It is recommended that Monroe Township Council pursue this program with the County of Middlesex, and these units will then qualify as part of the township's compliance program for low and moderate income housing. The township council should also consider the institution of a development fee, such as the one now imposed in the Townships of Princeton and Lawrence, Mercer County, where non-Mt. Laurel projects are assessed a fee, which is used to then support production or rehabilitation of low and moderate income housing units. The proposed use of a development fee has already been suggested in the proposal made by R. H. Development in Monroe Township, and it is estimated that it would take \$600,000 to \$1,000,000 to rehabilitate about 90 units. If the county were not able to fund all the units, the development fee would be an important vehicle to carry those reconstruction activities.

Low and Moderate Senior Citizen Housing and Retirement Communities

The township council with the assistance of Carla Lerman has designated that 100 units in new retirement communities would be Mt. Laurel-type housing over the next five years. The Concordia Village is being expanded to the north of Hoffman Station Road, and the designation of 5 percent of the total project as senior citizen would clearly meet the projected 100 units. These would be set aside as low and moderate income for senior only. There are other projects that are also being proposed, such as the Balantrae and Caleb proposals as retirement villages. These projects could also support a 5 percent set aside for elderly, low and moderate income households. This number is quite realistic, and should be part of the compliance program.

Infill Program with Housing Authority

There are areas of the township which have developed with single-family housing and are interspersed with vacant, skipped-over parcels of land. These are areas where the housing is generally deteriorated and is proposed for rehabilitation as outlined above. One specific area is in the Mill Lake section, off of Englishtown Road, while the other area that would be targeted for infill includes New Street, Oakwood Terrace and Orchard Terrace. Overtime, portions of these areas have been left vacant and not developed for a variety of reasons due to land ownership patterns, odd shape of the parcel, reluctance to sell, etc. It is the recommendation of the Township Council that development of these vacant infill parcels be encouraged. The recommendation was made because of the need to rejuvenate these areas with new housing, take advantage of existing neighborhood commercial development, take some pressure off environmentally-sensitive and agricultural areas of the township and take advantage of existing infrastructure.

The development of these infill parcels, which already have existing services, such as water, sewer, roads, etc., will be less costly to develop than other lands that do not presently have these services. Reduction of costs is important to achieving affordable housing. There are some side benefits such as increasing the population support for neighborhood retail facilities and upgrading vacant lots that have poor maintenance, which has the present effect of lowering property values in the neighborhood.

It is recommended that 70-150 infill units be produced for low and moderate income households. The vehicle which can accomplish this construction would be a housing authority, which will:

1. Offer tax abatement for development of low and moderate income housing on infill parcels;
2. Offer density bonuses over the current zoning to provide incentive to construction of infill units;
3. Make use of manufactured housing units for reduced construction costs and quicker production time;
4. Use community development revenue sharing or other funding to carry out the construction, including the authority floating its own bonds.

APPENDIX

MONROE COMPLIANCE REPORT

PROPOSED ZONING CHANGES

Article II is amended to add PVD = Planned Village Development

The attached section on Planned Residential Village (PVD) should amend Article VII Planned Retirement Community (PRC), enabling the Balentrae site to have 390 acres for minimum tract size (Section 130-26) and incorporating the PVD section for the implementation of Mt. Laurel housing, where 100% of the PVD development within the PRC would be low/moderate income housing

The PVD zone amendment would apply as written to the Monroe Development tract.

ARTICLE III, SECTION 130-7, "Definitions", is hereby amended to include the following:

Low Income Housing Unit: A housing unit which can be afforded by a low income family; that is, a family whose income is less than or equal to 50% of the median income of a family of four for the region, including Monroe Township, with appropriate adjustments for smaller or larger families. For purposes of this definition, affordable means that the monthly rent or, in the case of housing for sale, the monthly total of mortgage and amortization, taxes, homeowner association or condominium fees and insurance, do not exceed 30% of the gross monthly income that would be earned by a family with 50% of the regional median income.

Moderate Income Housing Unit: A housing unit which can be afforded by a moderate income family; that is, a family whose income is between 50% and 80% of the median income of a family of four for the region, including Monroe Township, with appropriate adjustments for smaller or larger families. For purposes of this definition, affordable means that the monthly rent or, in the case of housing for sale, the monthly total of mortgage and amortization, taxes, homeowner association or condominium fees and insurance, do not exceed 30% of the gross monthly income that would be earned by a family with 80% of the regional median income.

Garden Apartment: A building containing a minimum of six dwelling units and not over three stories in height.

Townhouse: One dwelling unit of at least four, but no more than twelve, connected dwelling units where each dwelling unit is compatibly designed in relation to all other units, but is distinct by such design features as width, setback, roof design, color, exterior materials and other features, singularly or in combination.

Each dwelling unit shall be a maximum of three stories in height, but nothing in the definition shall be construed to allow more than one dwelling unit over another.

Semi-Detached Homes: Semi-detached homes shall include the following:

1. Patio Home - An L or U-shaped structure no more than two stories in height using the entire lot with the building on the lot line to the lot line using an outdoor living area enclosed within the center portion of the building configuration.
2. Atrium Home - The atrium home has an open court within the interior of the building configuration into which the rooms open. The atrium home may be three stories in height and may be free standing, attached in rows, groups or clusters.
3. Zero-Lot-Line Home - A free-standing building on one lot of no more than two stories in height, serving one family, with a wall of the building located on a side property line. The side, rear or front yards may be

closed to form common walls, open-court yards or patios for each dwelling (see definition for atrium or patio homes).

New Section (i), "Low and Moderate Income Housing" as follows:

- (i) 1. A minimum of 10% of the dwelling units in the development shall be low income housing units and 10% shall be moderate income housing units. Construction of such units shall be phased to be in proportion to construction of other units.

2. The applicant shall demonstrate, by deed restriction, or other legal documentation satisfactory to the Planning Board, that each of the low income and each of the moderate income housing units shall remain available to such families for a period of not less than 30 years, except that there shall not be any requirement mandating the removal or relocation of any family merely because its income has increased beyond the low or moderate income range after purchase or initial rental of a housing unit.

/pat

3/5/85

annroadd.pvd

Regulations for the PVD Planned Village District

Article IV

Section (13)

5

I. Authority, Intent and Definition.

A. Authority. This Article is adopted pursuant to N.J.R.S. 40:55D-39 et seq.

B. Purpose and intent. In order for the Township of Monroe to encourage innovation in design and reflect changes in land development technology and to provide for necessary commercial facilities and services; to provide for new higher density housing including housing for low and moderate income households; to ensure compatibility among land uses, to encourage the highest quality urban design and architecture; to conserve the value of land; to encourage more efficient use of land, public services and facilities; to encourage better movement and transportation of people; to prevent strip commercial development; to encourage attractive and safe residential neighborhoods and to preserve the residential integrity of adjacent areas, the Township Council of the Township of Monroe hereby declares it to be in the general interest of the health, safety and welfare of the inhabitants of the Township of Monroe and in harmony with the objectives of this Article and the township's adopted Master Plan to permit greater flexibility in design, layout and construction in housing development and commercial development.

C. Definition of MXD. (1)

- (1) An area of minimum contiguous size of forty-five (45) acres in areas defined specifically for PVD as specified by this Article to be developed in accordance with adopted Master Plan Amendment and Design Development Plan.
- (2) The area must contain only principal and accessory uses and structures related to the character and purposes of the district; all these must also be functionally related to each other. All proposals for development must be in substantial compliance with the adopted Master Plan Amendment and Design Development Plan.

II. Land Included

The PVD Zone includes the land described on the zoning map.

III. Minimum required area; required facilities; subdivision approval; standards for development.

- A. Standards for development. No planned village development under this Article shall take place except upon tracts of land having a minimum of forty-five (45) contiguous acres having sufficient access to existing municipal and county roads/highways or roads/highways proposed as part of the planned village development, which would interconnect the PVD zone to such county, state and municipal roads/highways; PVD districts shall be located with available public sanitary sewers and public water.

- B. PVD developments must be located in land environmentally suitable for development, or suitably prepared for development, and shall meet the requirements of the Master Plan Amendment and Development Design Plan. Development on flood plains must meet N.J. Department of Environmental Protection Standards Flood Hazard Area Regulations, as may be amended from time to time.
- C. PVD development must provide convenient linkages between existing mass transportation transfer points and pick-up points that are within 5-minute walking distance from all residential units. 250 feet per minute is considered as optimum walking distance time. Bus stops and bus lanes, as appropriate, shall be incorporated into MXD developments to connect residential units directly to local and regional job locations.
- D. In the event that any subdivisions are required of properties in the Planned Village Zone, applicants may apply for such subdivisions simultaneously with the application for development for the PVD property.

IV. Permitted uses.

- A. A minimum of 90% of total gross buildable square footage of each planned village development in the PVD Zone must be dedicated to residential.
- B. The overall tract density of the PVD development area is limited to a maximum of six-eight (6-8) dwelling units per acre.
- C. A maximum of 5% of the land area can be devoted to non-residential mixed uses (NRMU), which generally include:

Office
Cultural
Commercial
Civic
Retail, etc.
Industrial (non-polluting)
Structured parking

The specific mix of uses, i.e., types of commercial/retail establishments, must minimally provide for uses and services for daily needs, such as food stores, pharmacies, personal services, etc.

D. Permitted uses shall be:

- (1) Food and food-service establishments, including supermarkets, bakeries, candy and nut shops, restaurants, cafeterias, sandwich shops and snack bars.
- (2) Clothing and apparel establishments, including junior department stores, variety stores, ladies' wear, hosiery, millinery, children's wear, shoe stores, fur stores and men's and boy's wear.
- (3) Hardware and home furnishings, including garden shops and establishments selling lamps, appliances, floor coverings, china and glassware, paint and wallpaper and hardware.
- (4) General offices, including but not limited to:
 - (i) Finance, insurance and real estate services. These include banking services, bank-related functions and savings and loan associations; actuarial business and personal credit services; commodity contracts, brokers and dealers services; security and commodity exchanges; security and commodity allied services; insurance carriers; insurance agents, brokers and

services; real estate agents, brokers and management services; title abstracting services; real estate subdividing and development services; combination of real estate, insurance, loan and law services; other real estate and related services; holding and investment services and other finance, insurance, travel and real estate services.

(ii) Personal services; photographic services; beauty and health services; and barber services.

(iii) Business services; advertising services; other advertising services as printing; consumer and mercantile credit reporting services; adjustment and collection services; direct mail advertising services, blueprinting and photocopying services; stenographic services and other duplicating mail services; news syndicate services and informant services.

(iv) Research, development and testing services; business and management consulting services; and detective and protective services.

(v) Professional services; physician services; chiropractic services; psychologist and psychiatric services; dental laboratory services; legal services; engineering and architectural services; educational and scientific research services; accounting, auditing and bookkeeping services; urban planning services; data-processing services; and other professional services.

(vi) Governmental services; executive, legislative and judicial functions; and postal services.

(vii) Miscellaneous services; business associations; professional membership organizations; labor unions and similar labor organizations; and civic, social and fraternal associations.

- (5) Personal service and other retail establishments, including watch repair, dry cleaning, travel agents, music and record shops, book and stationery stores, wine stores, card and gift shops, camera shops and similar types of stores compatible with a community-type shopping center.
- (6) Multi-family residential structures and townhouses, including and encouraging a variety of housing types and styles. A minimum of 20% of all housing units shall be low and moderate income housing as defined herein. (See Section).
- (7) Hotels, including meeting rooms and dining facilities in connection therewith.
- (8) Automobile parking area, lots or structures; public utility structures and facilities, other than those of an industrial character, such as repair and maintenance shops, storage facilities and bus terminals.
- (9) Professional schools and training institutes, postal facilities, etc.
- (10) Government and civil facilities not limited to public train station, bus station, police, fire and ambulance.
- (11) Public and quasi-public facilities including libraries, senior citizens center, community meeting facilities.
- (12) Recreational facilities.
- (13) Cultural Facilities, including museums, art galleries, performance halls, theatres.
- (14) Public and private day care, elementary and secondary schools.
- (15) Light manufacturing, assembly, printing.

Standards

In evaluation, the preliminary site plan and accompanying supporting information shall meet the following standards:

- A. The site plan of any section of the PVD Zone must substantially conform to the overall adopted Master Plan Amendment and Development Design Plan.
- B. No less than twenty percent (20%) of the lot area must be open space to induce active and passive recreation, civic and public plaza square for use of the residents per .
- C. No more than thirty (30%) of the lot area of the PVD development shall be covered by buildings or structures including parking structures; no more than sixty-five (65%) shall be impervious coverage, including buildings, parking and roads.
- D. No building shall exceed three (3) stories in height.
- E. No aboveground structure shall be located within fifty (50) feet of any PVD site boundary line or within seventy-five (75) feet of the right-of-way line of any existing street or road, except for a major highway where the setback shall be one hundred (100) feet.
- F. No parking lot shall be located closer than twenty (20) feet to an PVD site boundary line.
- G. Where required, one (1) off-street loading space shall be provided for each twenty-five thousand (25,000) square feet of non-residential gross floor space of building in the PVD development. Each such space shall be at least fifty (50) feet in depth and twelve (12) feet in width, exclusive of access platform or maneuvering area, to be utilized exclusively for the loading and unloading of merchandise.

H. (1) Where any PVD development of a nonresidential use including parking occurs at the boundary lines of the MXD zone line, which has existing adjacent residential uses or non residential uses deemed not compatible by the Planning Board, a fifty-foot landscaped buffer (50) of deciduous and coniferous plant materials shall be installed forming a 100% visually impervious buffer at a minimum height of eight (8) feet and maintained at a minimum height of not less than fifteen (15) feet. This width can be reduced with the provision of a 100% visually impervious screen, fence, or wall of permanent material which is used to separate any contiguous residential zone or residential development. An earth berm of a minimum height of six (6) feet may be constructed in which case the Planning Board may lessen its requirements for plant materials. The Planning Board may waive the requirements for buffering if equivalent screening is provided by parks or by topography or other natural conditions. Such a buffer area is required to shield adjacent residential areas from parking lot illumination, headlights and fumes and to diminish the visual encroachment of residential privacy and residential neighborhood characteristics. Buildings within two hundred (200) feet of adjacent residential zones shall not exceed thirty-five (35) feet in height.

(2) Buffer areas shall be measured horizontally and at right angles to either a straight lot or street lines or the tangent lines of curved lot or street lines. No above surface structure or activity, storage of materials, or parking of vehicles shall be permitted in the buffer area. All buffer areas shall be planted and maintained with grass or ground cover together with

a dense screen of trees, shrubs or other plant materials meeting the following requirements:

(i) Plant materials used in screen planting shall be at least six (6) feet in height when planted and be of such density as determined appropriate for the activities involved. The plant materials shall be of a species common to the area, be of nursery stock and shall be free of insect and disease.

(ii) Buffer areas shall be permanently maintained and plant material which does not live shall be replaced within one year or one (1) growing season.

(iii) The screen planting shall be so placed that at maturity the plant material will be no closer than three feet (3) from any street or property line.

(iv) The buffer area shall not be broken unless specifically approved by the Board.

(v) Landscaping in parking areas shall be specified in accordance with the provisions of Section _____ of this ordinance.

(vi) The Board, at its discretion, may consult with a landscape architect regarding the appropriateness of the landscaping plan as it relates to the physical characteristics of the site.

(vii) Landscaping to conserve energy shall include the planting of: evergreen windbreaks to block northwest winds in the winter and the southwest facades of buildings with low-growing deciduous shade trees to block summer sun.

I. Any part of the FVD development not used for structures, roadways loading accessways, parking or pedestrian walks shall be landscaped with grass, trees and shrubs as designed by a qualified landscape architect.

- J. Parking. Parking shall be provided at the rate of spaces to be approved by the Planning Board; except, however, that those standards may be modified by the Planning Board for office uses upon appropriate demonstration by the applicant that such standards would not be necessary. In no case, however, shall the Planning Board allow a modification to fewer than one (1) space per two hundred fifty (250) square feet of gross habitable/usable floor area for office commercial and 2.0 cars per dwelling unit other than senior citizen housing. (See section on townhouse and multi-family housing for specific automobile parking standards per unit size/bedroom count).
- K. (1) All delineated roads on the PVD Master Plan and Development Design Plan shall be paved and curbed to meet engineering specifications as required by township engineer (see Section).
- (2) All streets must be at least landscaped with street trees, at a rate of one (1) tree every fifty (50) feet.
- (3) Sidewalks shall be at least four (4) feet wide. A continuous sidewalk system must be integral to the PVD development linking all residential units to commercial, cultural, transportation, recreation, open space and schools (see Section).
- L. Lot and setback requirements.
- (1) Minimum frontage on any major county or state highway or arterial shall be three hundred (300) feet.
- (2) An attached group of buildings may be considered as one (1) building in applying any standards contained in this Article.
- M. The PVD Zone must be designed to complement the scale, safety and walk speed of the pedestrian.
- N. Sign regulations. The following regulations shall apply in PVD Zones:

- (1) Each building may install facade signs except on facades facing residential areas.
- (2) Each business, commercial or other use may have one (1) sign flat against the front of the building or, where the use is located on a corner, on each side of the building facing a major street; provided, however, that the total area of all signs on any one (1) facade shall not exceed three percent (3%) of the area of that side of the building to which the sign is attached. No sign shall be permitted on the side of any business or commercial building or other use bordering on a residential zone.
- (3) Each PVD development may have two (2) doublefaced, freestanding, illuminated signs not exceeding eighteen (18) feet in height, measured from ground level, nor ninety (90) square feet in area, not closer than one hundred (100) feet to each other.
- (4) All freestanding signs shall be set back a minimum of twenty (20) feet from the street right-of-way. Signs shall be constructed so as not to interfere with safe sight distance.
- (5) The background of all signs, whether or not illuminated, shall be of a neutral color (buff, white or tan) and the lettering thereon shall be either black or dark brown or appropriate color and style to match facade; provided; however, that the background of a sign may be black or dark brown with lettering having the neutral colors of buff, white or tan. Nothing herein shall preclude the placement of a logo having colors other than those set forth above, provided that the color and design have become

identified by the public with a particular name. No colored lights may be used to illuminate the signs.

D. Townhouses

- (1) The architectural character of each dwelling unit shall be compatible in style, size, color and materials with proposed dwelling units in the same PVD development.
- (2) Height shall be limited to three (3) stories. Chimney, copullar and similar appurtenances are exempt.
- (3) The minimum number of townhouse dwelling units shall be forty percent (40%) the total number of residential units in the PVD zone.
- (4) Minimum setback for all structures from any street, public or private, shall be twenty (20) feet from any common parking area and be thirty (30) feet from the right-of-way. Minimum setback for all structures from any major thoroughfare or collector road, as defined elsewhere in this chapter, shall be fifty (50) feet.

The front yard setback for units with integrally designed garages must be a minimum of thirty (30) feet including a four (4) foot sidewalk and a three (3) foot planting/street lighting placement strip area.

The front yard setback for townhouse units without an attached or a integrally designed garage is fifteen (15) feet.

No parking space assigned to a townhouse unit can be more than one hundred (100) feet away from the entrance to that unit.

All off-street parking lots should be visually screened with a five (5) feet high 90% visually impervious landscape barrier.

The required setback between each structure is as follows:

- (1) Cornice or eave height of twenty three (23) feet or less

- Side Yards:

- An average of ten (10) feet providing that structures have no side windows directly across from one another.
- An average of twenty five (25) feet in the case of structures with windows directly across from one another.

- Front Yards:

- An average of forty (40) feet between structures.

- Rear Yards:

- An average of fifty (50) feet between structures.

(ii) Cornice or eave height of twenty four (24) to forty five (45) feet

- Side Yard:

- An average of fifteen (15) feet in the case of structures with no adjacent windows.
- An average of thirty (30) feet in the case of structures with adjacent windows.

- Front Yard:

- An average of fifty (50) feet between structures.

- Rear Yard:

- Sixty (60) feet between structures.

(5) Parking Requirements: Townhouses 2.25 spaces including guest spaces. 2.0 off-street parking spaces. Off-street parking spaces must be a minimum of 9 x 18' and meet all required access and egress standards.

For townhouses which have an attached or an integrally designed garage, the front yard setback should be sufficient to park one car in the driveway, as well as provide adequate pedestrian circulation space around and between the vehicle. The visual image from the access street of the front yard of the units should not be akin to that of an off-street parking lot.

- (6) Units shall be attached in such a manner as to provide maximum safety and privacy for adjoining units.
- (7) Not more than twelve (12) dwelling units in any single townhouse structure shall be constructed in a manner so as to form one (1) linear plane. No more than twenty (20) such units may be included in a structure having units constructed on more than one (1) linear plane.
- (8) Townhouse units attached on a single linear plane shall not exceed a length of one hundred twenty (120) feet.
- (9) The front facades of at least forty percent (40%) of the number of units which are attached in a structure having a single linear plane shall be setback not less than ten (10) feet behind the facades of the remaining units in such structure.
- (10) The rooflines of at least thirty percent (30%) of the number of units, which are attached in a structure having a single linear plane, shall be staggered in height by not less than five percent (5%) of the height of the rooflines of the remaining units in such structure. The roofline should be broken using a combination of two (2), three (3) or four (4) story structures mixing townhouses with flats. Chimneys, skylights, dormers, etc., are recommended to vary the visual plan and provide additional light access to upper story units.
- (11) All townhouse structures shall be site planned to allow for fire access.
- (12) Where an outdoor living space is included for each or any particular unit, it shall be provided with adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways. Screening may be accomplished with plant materials, masonry structures or wood fencing. Architectural elements, such as masonry walls and fences, shall be compatible in both style and materials with

the dwelling unit.

Each townhouse or groundfloor unit shall have a private rear yard of two hundred (200) square feet minimum, which shall be enclosed by means of a six (6) foot high wooden fence, hedge or a combination of both.

- (13) One enclosed roofed structure for solid waste and storage of maintenance equipment should be provided for each twelve (12) units. A plan for solid waste disposal must also be included.

P. Apartments

- (1) A combination of unit types, flats, vertical duplexes, townhouses, and building configurations, low rise and high shall be permitted, in particular to make available smaller units (less than 800 sq. ft.) which respond to the demographic trends of smaller household size particularly, one and two person households, 65 years and older, as well as the younger single householder.

- (2) Low rise apartment structures should have as many combinations of units as possible of varied sizes with a minimum size of 450 square feet. Grouping of units and access to units must be so designed to assure a sense of safety and security for the residents, particularly when accessing and egressing vertical circulation elements. Double loaded, long rectangular, slab-configured structures are expressly prohibited.

The multi-family low rise structures should use a combination of flats vertical duplexes to maximize efficiency. All groundfloor units must have a minimum of 200' of enclosed rear yard. Each unit above the groundfloor must have a balcony or terrace. Access to any unit should not require a vertical ascent of over two stories.

(3) Parking: Attached low rise housing must provide parking at the specified ratio of 1.5 cars/1 bedroom units, 2.0 cars per 2 bedroom unit and 2.5 cars per 3 or more bedroom units. Guest parking for both high rise, low rise and attached townhouse units can be provided at curbside on street.

Q. Nothing contained in this section shall prohibit multiple uses in single structures.

VI. Net Density Limitations for Residential Uses

The net density limitations shall be as follows:

A. Townhouses: sixteen (20) dwelling units per acre net density for structures three (3) stories or less.

B. Apartments low rise (multi-family units): twenty (20) dwelling units per acre net density for structures three (3) stories or less.

VII. Required Public Facilities and Improvements

A. Parcel size and location of public facilities shall be substantially in accordance with the adopted Master Plan and Development Design Plan.

B. All public utilities shall be installed in accordance with the township development regulations; all PVD development shall be tied into approved and adequate public sanitary sewerage, water systems and stormwater drainage systems.

(1) All water systems shall be looped, of a size and type as approved by the Township Engineer.

(2) All sewerage systems shall be approved by the Monroe Utilities Authority.

C. Streets, roads, sidewalks and bikeways shall comply with the configuration and proposed alignments and design standards set forth in the Master Plan and Development Design Plan.

- D. Refuse and refuse collection areas shall be provided and shall be located for the occupant's convenience. All such areas shall be screened either with an enclosed masonry structure of at least six (6) feet in height on three (3) sides or with evergreens on at least three (3) sides of the refuse and pickup area, planted at a height of at least six (6) feet, with a maximum growth of at least eight (8) feet in height. All plants shall be approved by the Planning Board.
- E. Landscaping Plan shall be prepared by a qualified landscape architect, and approved by the planning board.
- F. Lighting Plan shall comply with Section of the code.
- G. If point blocktowers are proposed, there shall be a demonstration that adequate fire protection for such towers either exists or will be provided.

VIII. Facilities for pedestrians, bicyclists and vehicles.

- A. Pedestrian sidewalks shall be provided in such locations, including entrances and exits, where normal pedestrian traffic will occur. Where appropriate, bikeways may be provided instead of sidewalks. Provision of bikeways along streets shall be made upon determination and requirement by the Planning Board and the Master Plan and Development Design Plan, where applicable.
- B. Access to off-street parking areas shall not be through entrances directly abutting streets but shall be connected to streets by means of access driveways situated between the parking areas and adjacent streets, not less than fifteen (15) feet long.
- C. Bike racks shall be provided outside public and commercial buildings.

IX. Environmental Considerations.

A. All development in conformity with the Master Plan and Development Design Plan shall not be required to submit:

- (1) Environmental Impact Statements.
- (2) Community Impact Statement.

B. The types of energy to be used to heat, cool, supply power and generally service the development shall be considered. The applicant shall identify measures to reduce energy demands by considering alternatives, such as active and passive solar systems and construction.

X. Phasing

The Planning Board shall provide for phasing of development in this zone. The phasing schedule shall ensure that development in this zone shall be consistent with the development of infrastructure and supporting services and the sound management of growth in Monroe Township.

XI. Low and Moderate Income Housing Requirements

A. A minimum of 10% of the dwelling units in each development shall be low income housing units and 10% shall be moderate income housing units. Construction of such units shall be phased to be in proportion to construction of other units.

B. The applicant shall demonstrate, by deed restriction, or other legal documentation satisfactory to the Planning Board, that each of the low income and each of the moderate income housing units shall remain available to such families for a period of not less than 30 years, except that there shall not be any requirement mandating the removal or relocation of any family merely because its income has increased beyond the low or moderate income range after purchase or initial rental of a housing unit.